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HOME DESIGNS

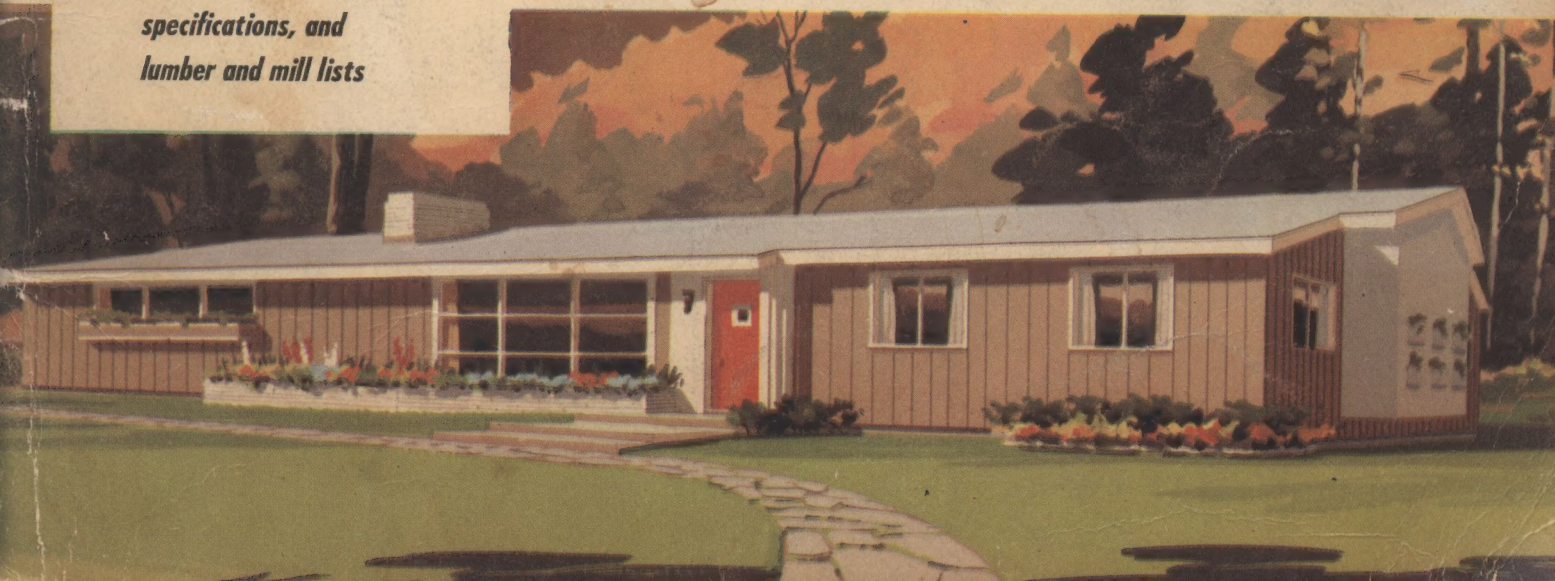
for LUXURIOUS LIVING

In This Book.....

- 60 distinctive house plans
- Information on basic house types
- Complete selection of ranch split level and cape cod designs
- Over 150 illustrations, plans, exteriors, interiors
- Information about plans, specifications, and lumber and mill lists



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From the collection of:

Jim Draeger

HOME DESIGNS

for LUXURIOUS LIVING

CONTENTS

- The four basic types of houses
- 60 distinguished home designs including:
- One story ranches
- Versatile split levels
- Expandable homes
- Adaptable professional suites
- Traditional colonial and modern exteriors
- Narrow lot houses
- Leisure homes
- Complete information on the building plans and invaluable construction aids (see last two pages).

The designs shown in this book were chosen for the human elements they possess in addition to the arrangement and variety of rooms, halls, materials and equipment. They all offer true financial security — economy tempered with the proper considerations for the necessary and desirable plus-items. This, in addition to the latest work-saving and step-saving advances in layout and equipment combined with the logical balance of comfort features, play and relaxation areas, hallmark each design as a value-increasing investment.



BASIC HOUSE TYPES



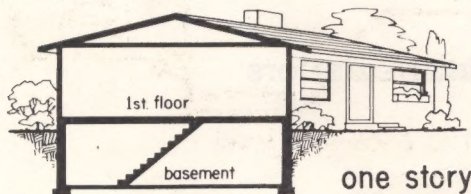
1. ONE-STORY OR RANCH—ONE-LEVEL LIVING

THE ONE-STORY House has all the habitable rooms on one level and is quite often referred to as a ranch. Its great advantage is the absence of steps to climb or descend, except to a basement.

It is best adapted to the modern indoor-outdoor living trend—porches, patios, terraces or planters can be designed for any room—but care should be taken in planning this function. Skimp on it and you'll miss a golden opportunity to get much more living for your money, economically. If overdone, it may be neither economical nor practical.

Since no headroom is required above the ceiling, the roof is usually pitched low. Thus, the ranch is easiest to maintain (screen and storm window jobs, painting, fixing the roof, cleaning gutters, etc.)

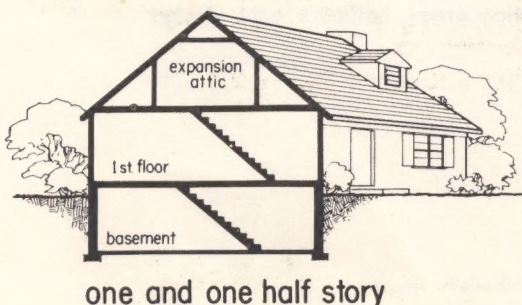
Low height simplifies construction, too, but this does not necessarily mean a lower cost since foundation and roof are generally larger than in other types. Low, ground-hugging looks are particularly pleasing and resale value is, therefore, excellent. Extra length calls for a larger plot, usually provides more than liberal basement area for heating plant, recreation, laundry, storage and shop.



Design is especially important in a ranch to insure sufficient privacy and quiet. Good planning will help remove bedrooms from living and service space.

2. 1½-STORY or CAPE COD— ECONOMICAL, EXPANSIBLE

The 1½-story "Cape Cod" actually is a two-story house in which the second floor attic space has sufficient headroom to permit up to half of the area being used as livable floor area. It has two distinct advantages: economy in cost per cubic foot of habitable space and built-in expansibility.



Real economy is provided through use of a smaller basement area and taking advantage of the roof to minimize the exterior wall framing. Plumbing costs can be minimized by locating the second floor bath directly over the one below.

Extremely versatile, the 1½-story can start out as a two-bedroom, one bath house with the upper level left unfinished as an "expansion attic." This works well for newly married couples who first want minimum living area at minimum cost, then add a bedroom or two, plus a half or full bath, as needed on the second floor. It's equally good as a retirement home: upstairs may be closed to minimize work or, with simple alterations, it may become a rental income unit.

This type of added room may be "do it yourself" projects, thereby saving considerable money.

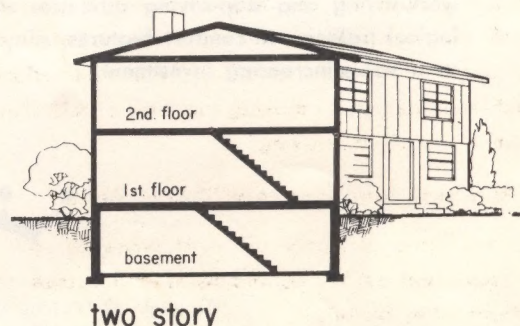
Heating expense is minimized due to the small perimeter compared to enclosed living area. Inasmuch as about one-third of the ceiling area is directly under the roof, cooling is accomplished by plenty of air circulation through louvred ventilators at each end of the building, plus adequate insulation.

Careful designing should provide for such a house to accommodate the number of persons it can ultimately house; considering living and service room sizes, heater, water, electrical and sewage services.

3. TWO-STORY—HEIGHT A PROBLEM

An old standby, the full-fledged two-story house has fallen from favor in recent years due to its height which provokes that "always climbing stairs" feeling and makes exterior maintenance more difficult and costly than in other types.

It is, however, economical to build. It has small roof and foundation area in proportion to the total number of square feet or cubic feet within its two stories (three, if basement is counted).



(continued on next page)



This type can occupy a smaller lot than the others, although such a site tends to emphasize a rather "stilted" look unless it is situated in a group of similarly-styled homes.

Cooling the second floor is simple since the ceiling is not directly under the roof; heating is efficient despite more exterior wall area, because it gets all heat rising from the first floor.

4. SPLIT-LEVEL—MOST EFFICIENT USE OF SPACE

The split-level is most aptly described as a sheared ranch house: that is, the bedroom portion and that part of the basement directly below it are sheared from the rest of the house and then lifted about a half flight higher than its original location. This puts the living area half way between the bedrooms and the lifted basement.

In no other type of house is space so completely and logically used. Beginning with the lowest level, there is what could be called the normal basement. At customary depth below the outside finished grade, it contains the heater, storage space and, perhaps, a shop, but still equals only 40 to 60% of the site area occupied by the house—just enough for good use with no extravagant waste space.

The next area, the one raised from basement level, is "found" room—that extra space common only to a split-level house. The floor is even with, or close to, the outside grade. It usually comprises a garage and recreation room; may also have a large foyer, "mud-decontamination" room or family room.

Living and sleeping levels above comprise the total room area in a ranch house of equivalent size, but the half-level difference between them affords greater privacy for the bedrooms. They are high above the ground, a factor finding favor with women because of added security, safety and seclusion.

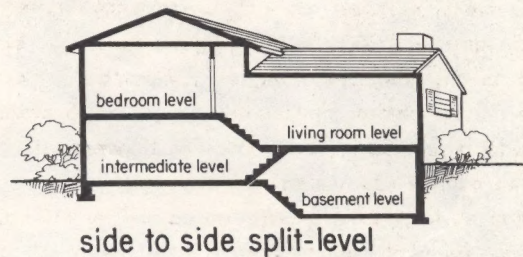
Normally, a "split" is thought of in terms of sloping land. However, where the site is level, dirt from the excavation for the basement is placed around the living-dining-kitchen level to form a slight slope in the plot and further accommodate a split-level design by making any part of this area convenient to outdoor living.

Principal Variations of Split-level Plans

There are three basically different types of split-level house and each has possibly several scores of variations. They include:

SIDE-TO-SIDE

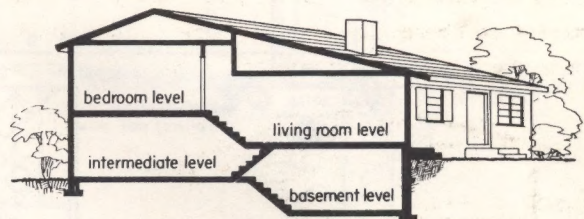
This places the living area on one side and bedroom area on the other. Both face the street in a combination one-story-two-story elevation.



side to side split-level

FRONT-TO-BACK

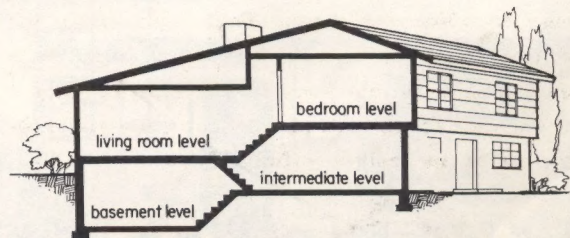
Here the living area faces the street and bedroom area (over the lifted "basement") faces the rear. This house looks almost as if it were a ranch model.



front to back-split level

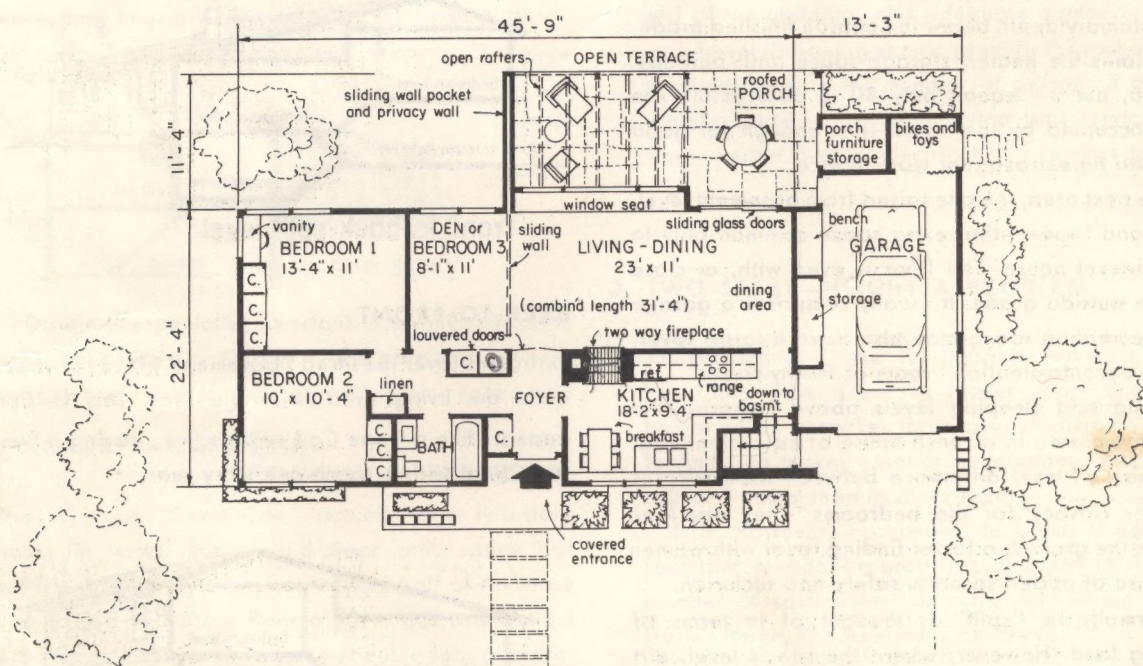
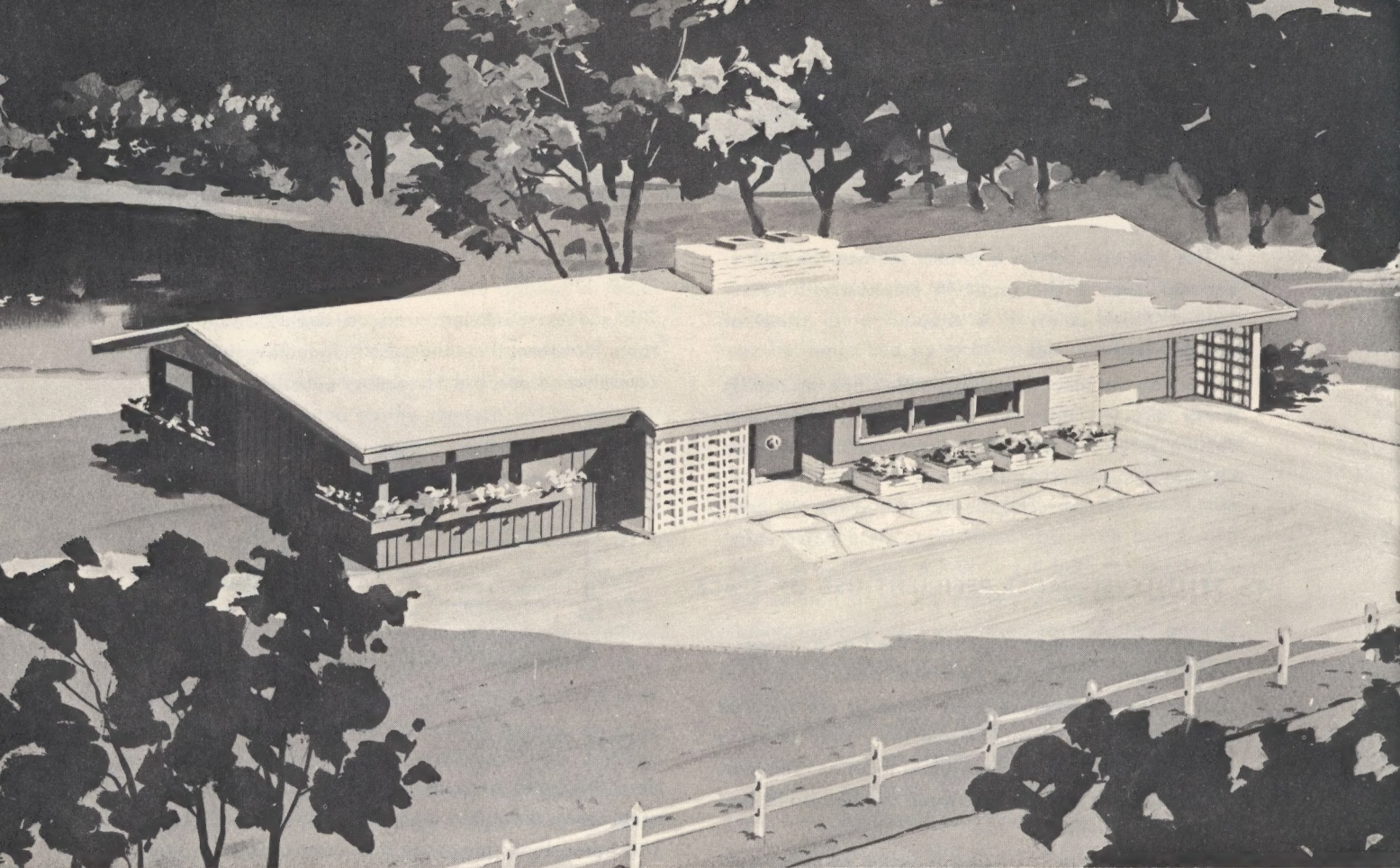
BACK-TO-FRONT

Bedrooms (over the lifted "basement") face the street while the living area is in the rear. This version appears like a Cape Cod saltbox; i.e., having a two-story front with a ranch one-story rear.



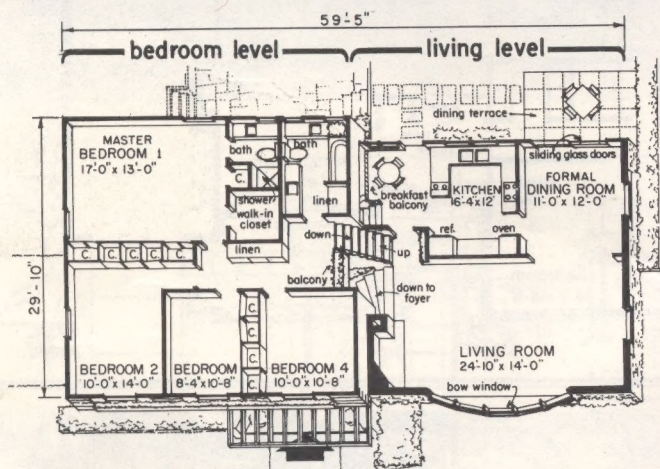
back to front split-level



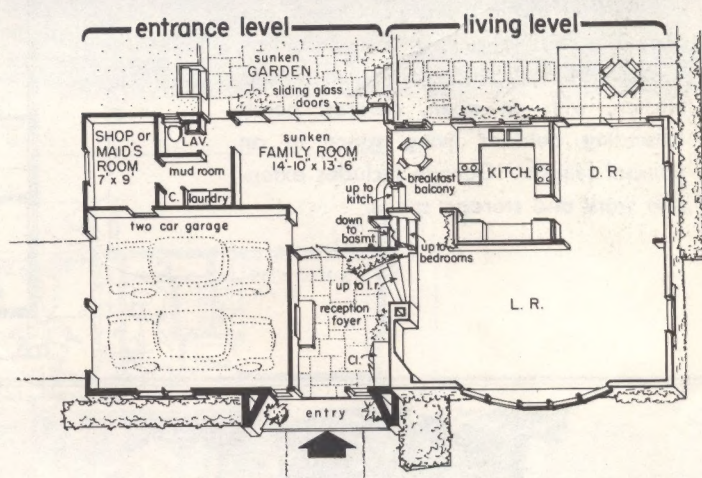


PLAN P-741—house area 995 sq. ft. Here's a home that can be built at lowest possible cost, and yet it includes three bedrooms, a 23-foot living-dining room, big porch and terrace, commodious storage facilities and an unusually attractive exterior. The most ingenious feature is a floor-to-ceiling sliding wall that separates the third bedroom or den from the living room. To open, the wall completely

disappears into a pocket that extends outside the house — leaving 31 feet of open space. The pocket also provides a privacy screen for outdoor living. Two-way fireplace serves both the living room and the breakfast area of the cheerful, efficient kitchen. Bedrooms have a total of 17 feet of closet space, and the garage includes ideally located storage for outdoor equipment.



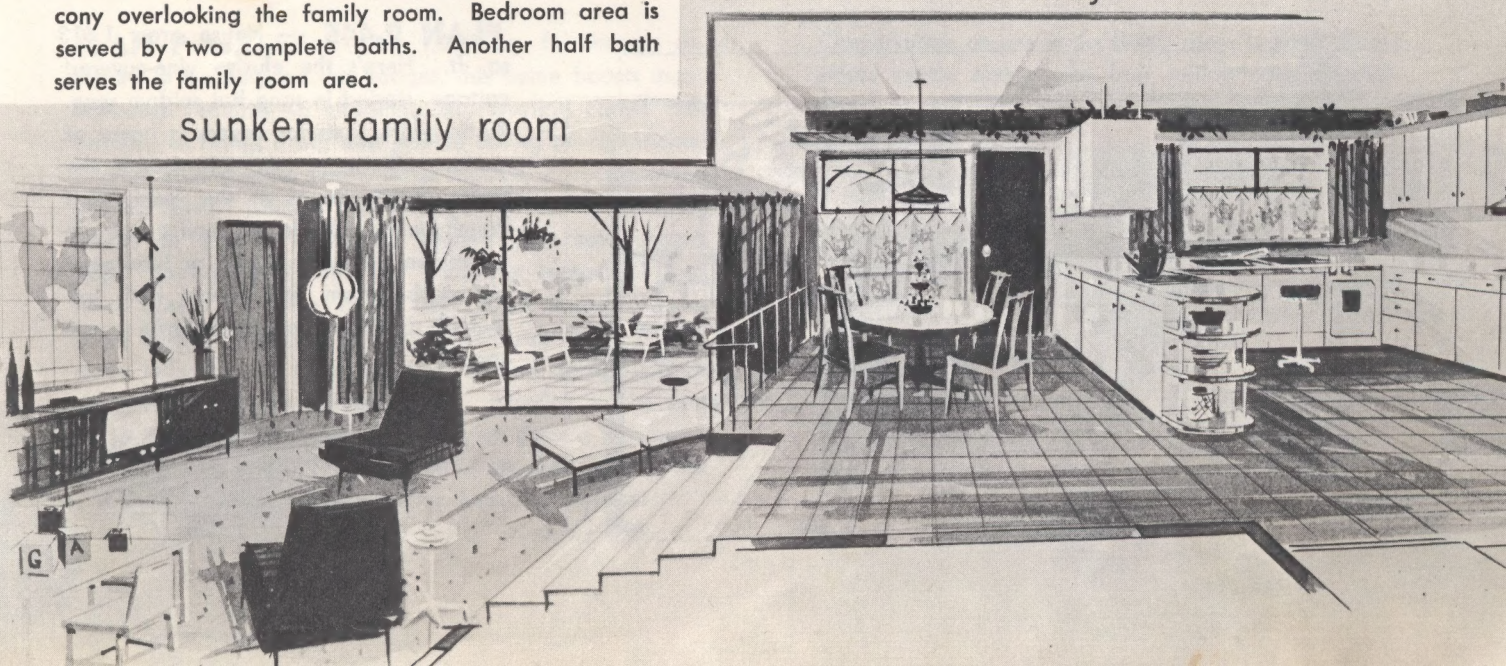
PLAN P-722 — House area 1,727 sq. ft. (living and bedroom levels). From its dramatically handsome entrance to the master bedroom's spacious walk-in closet, this home is distinctive in every detail. Exterior appearance is luxurious, with stone, brick and wood shingles excellently combined. Foyer is large and serves as a traffic hub. A sunken garden outside the large family room is reached through sliding glass doors. The efficient kitchen includes a breakfast balcony overlooking the family room. Bedroom area is served by two complete baths. Another half bath serves the family room area.

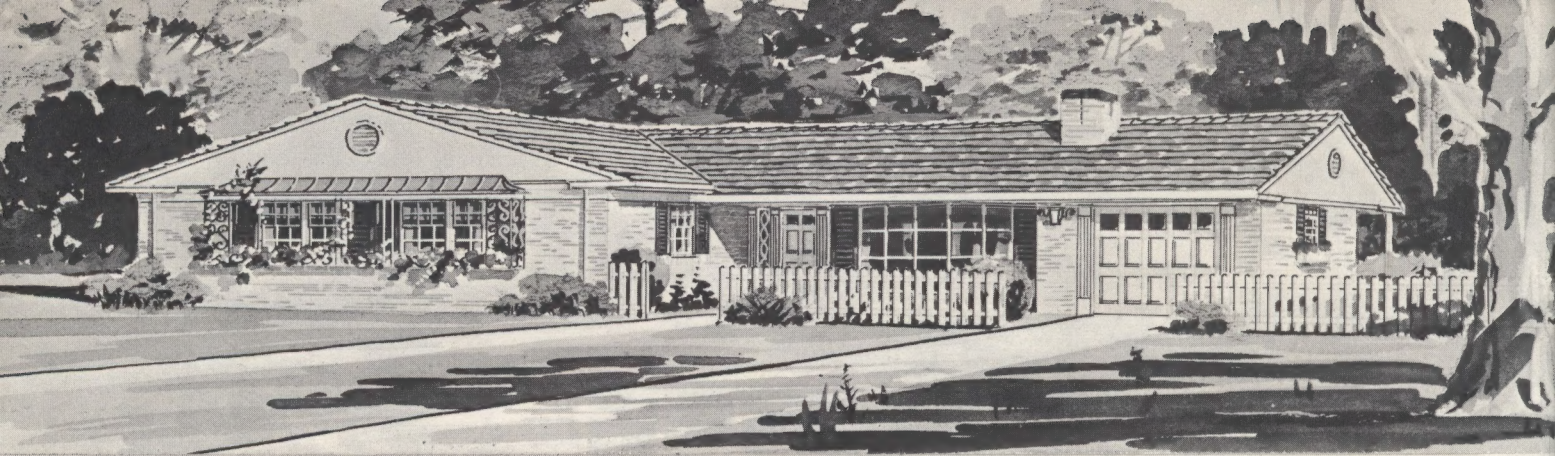


Cutaway view shows relationship of kitchen, breakfast balcony, family room and the sunken garden beyond.

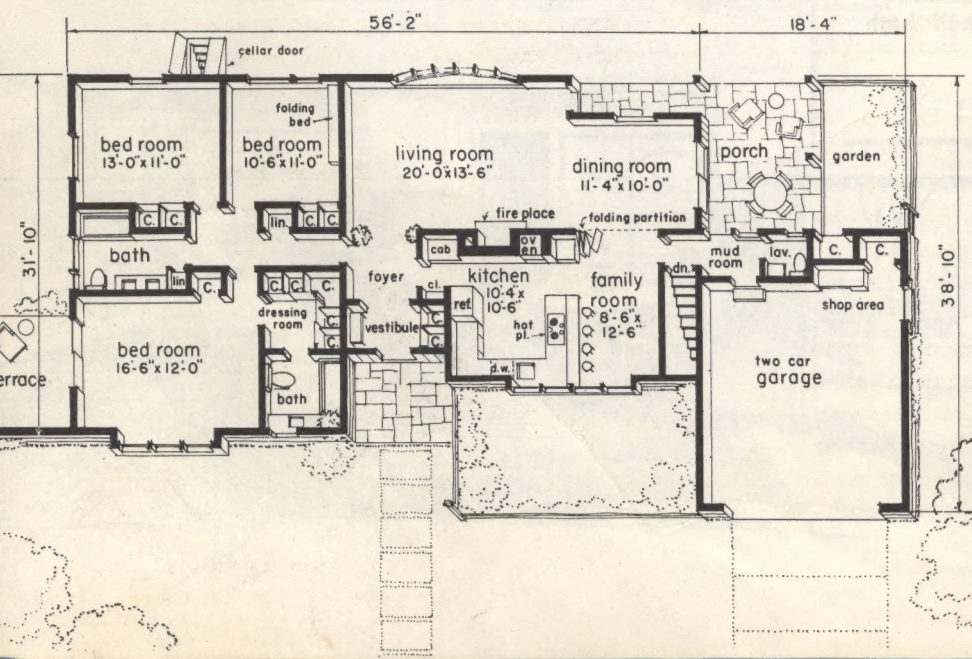
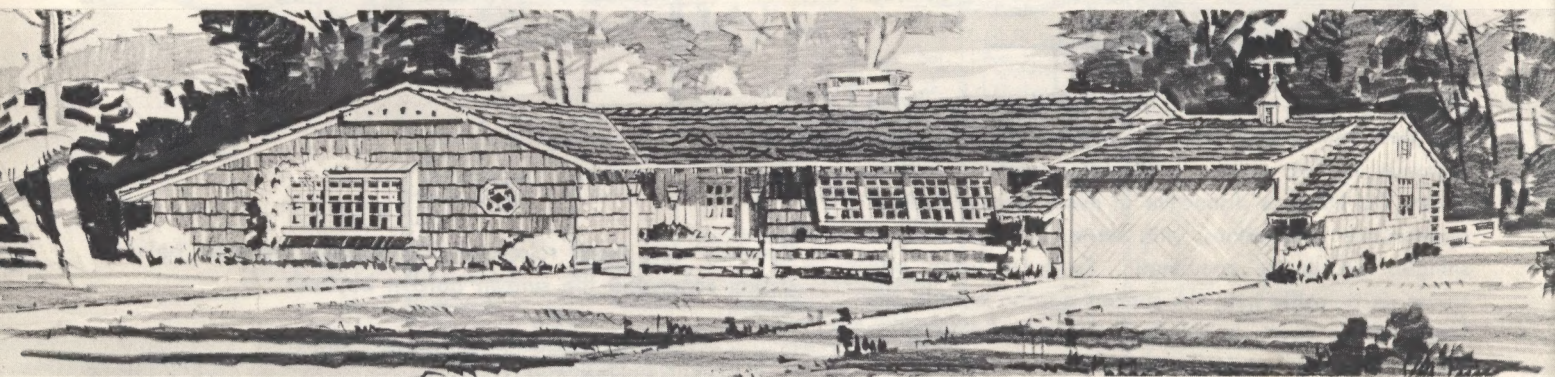
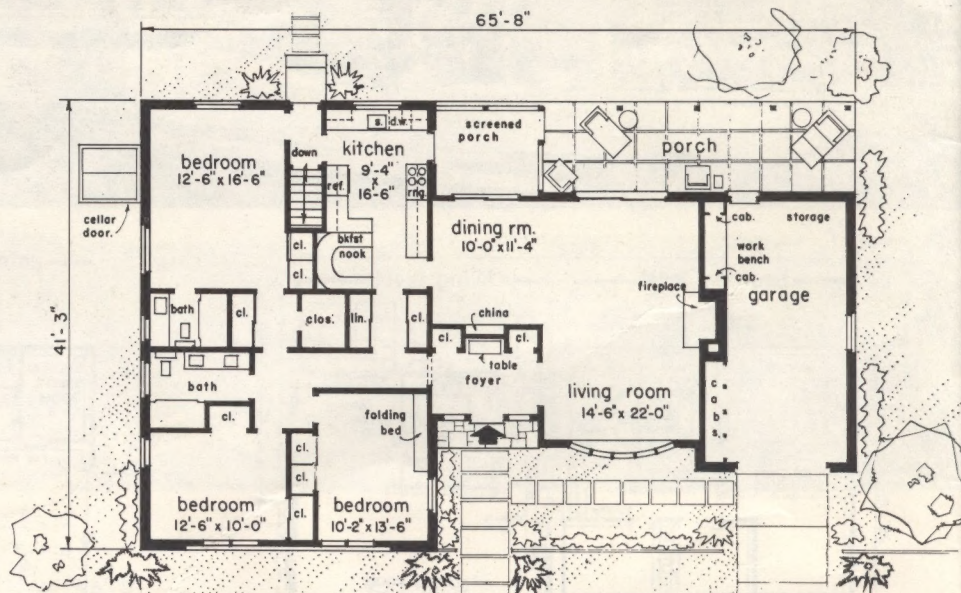
sunken family room

breakfast balcony kitchen

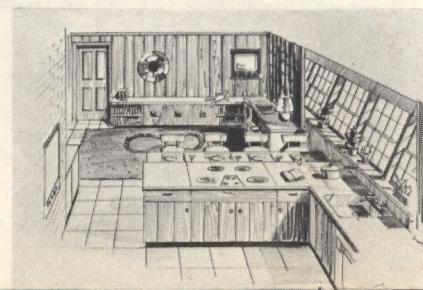


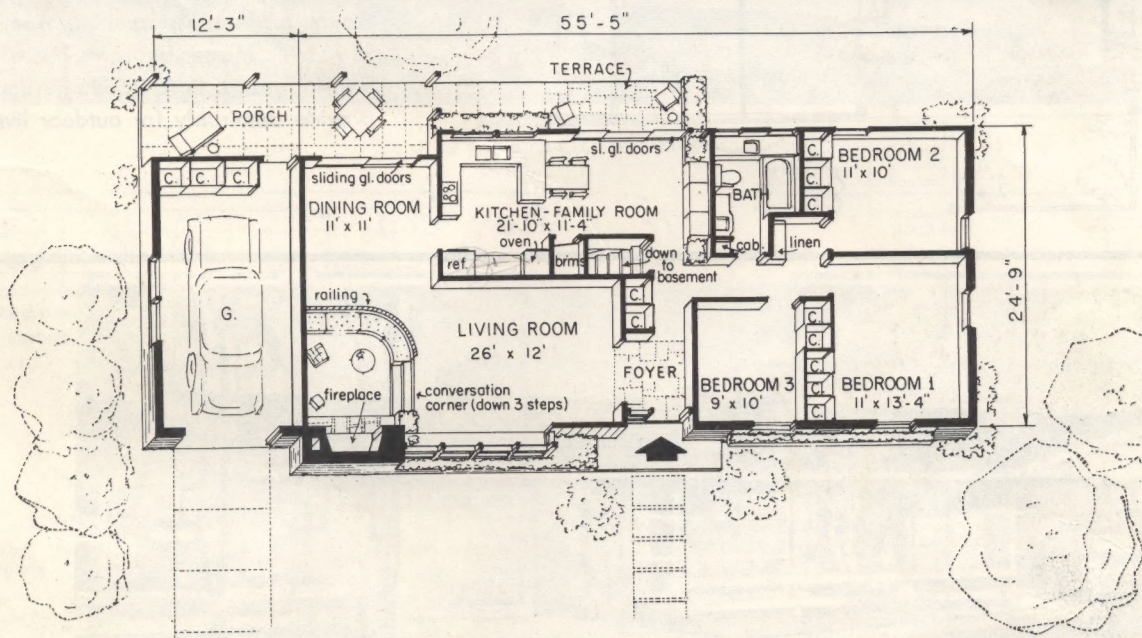
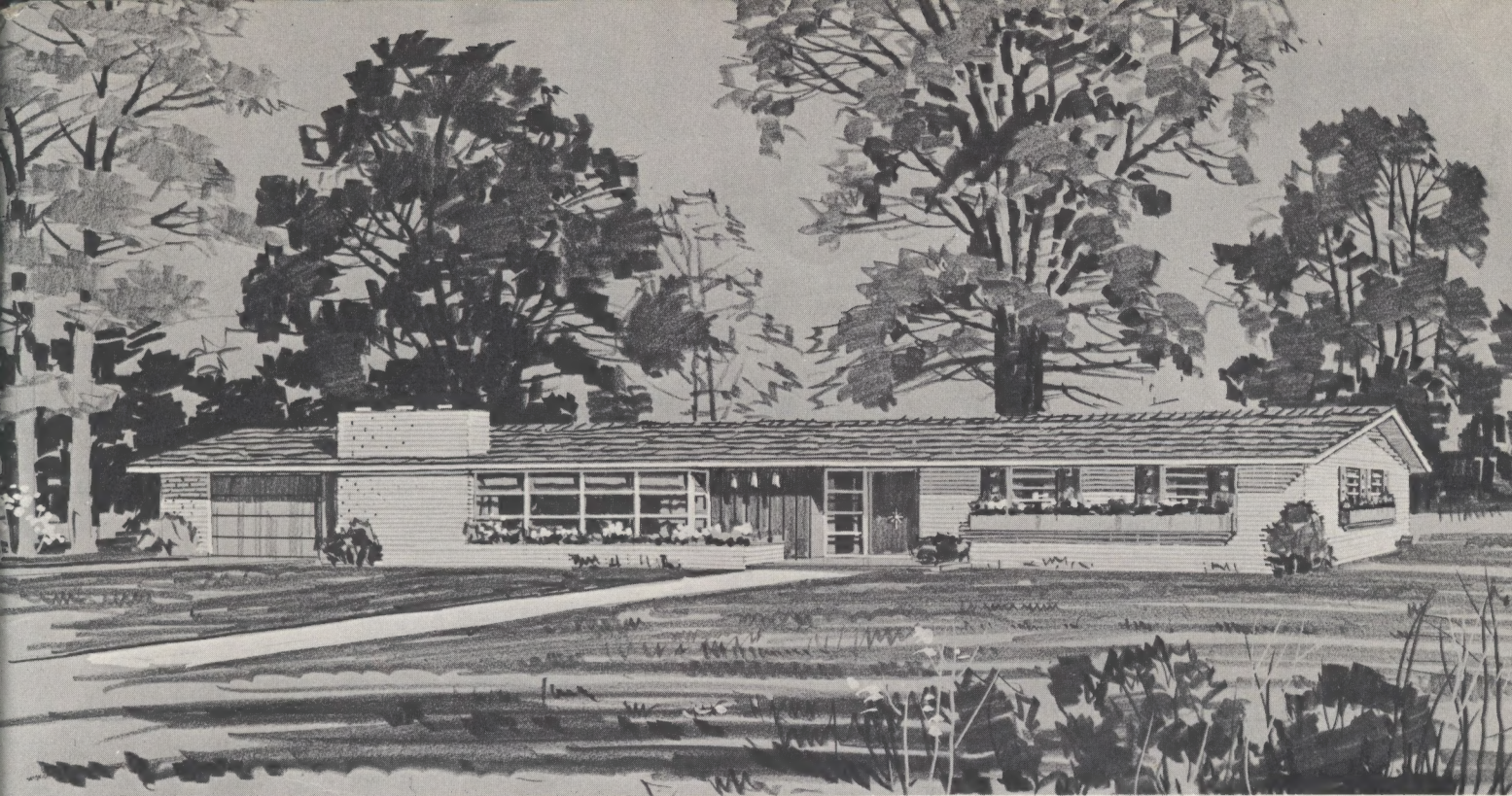


PLAN P-444 — House area 1,683 sq. ft. Exterior deep-South charm of this home is echoed inside. Huge front-to-rear living room has big glass areas at both ends. Room-size foyer creates trouble-free traffic pattern. Closets are numerous and large. A screened porch is accessible to both the dining room and kitchen, with an open, covered porch extending outdoor living space to an unusual length. Garage includes extensive work and storage space.



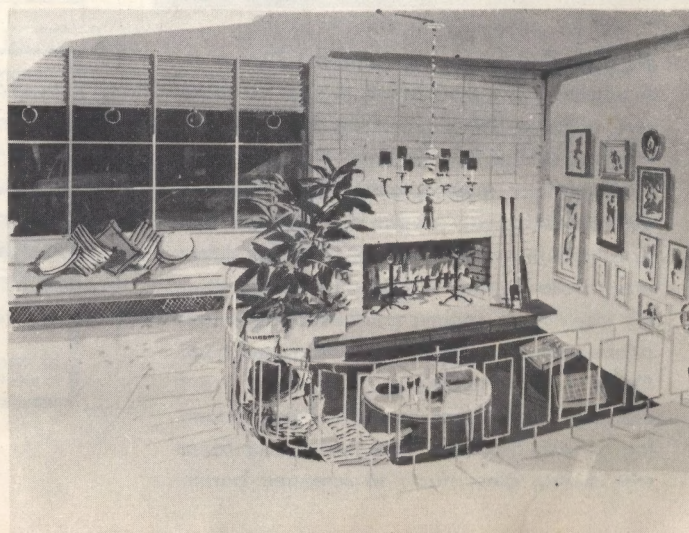
PLAN P-445 — House area 1,613 sq. ft. Here's the elusive vine-covered cottage, storied in song but seldom seen. Rustic, warm exterior covers a home of modern efficiency. A high spot is the kitchen-family room at the front. See sketch below. Mudroom service entry is convenient to family room or basement. Master bedroom has private bath, attached dressing room with large closet space.

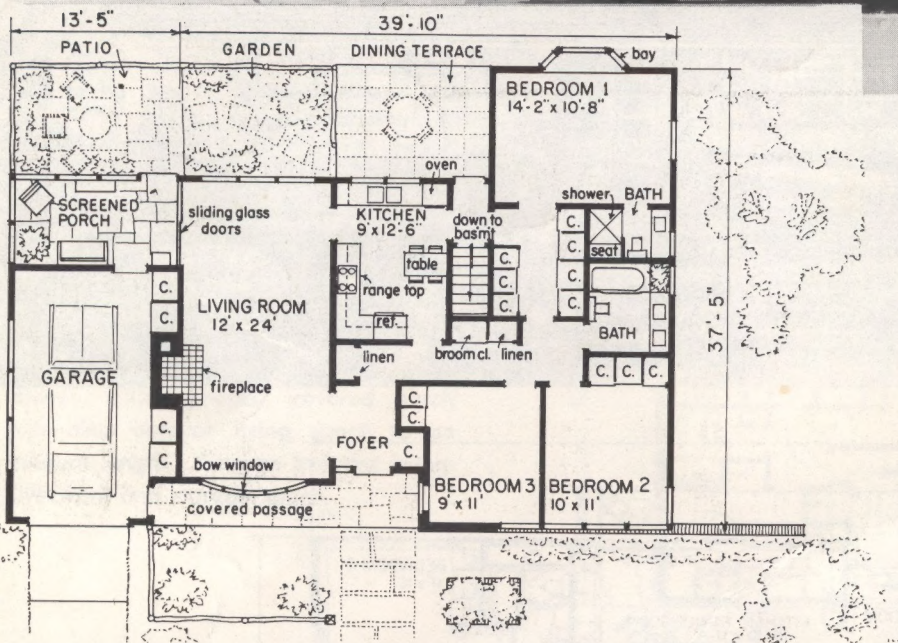
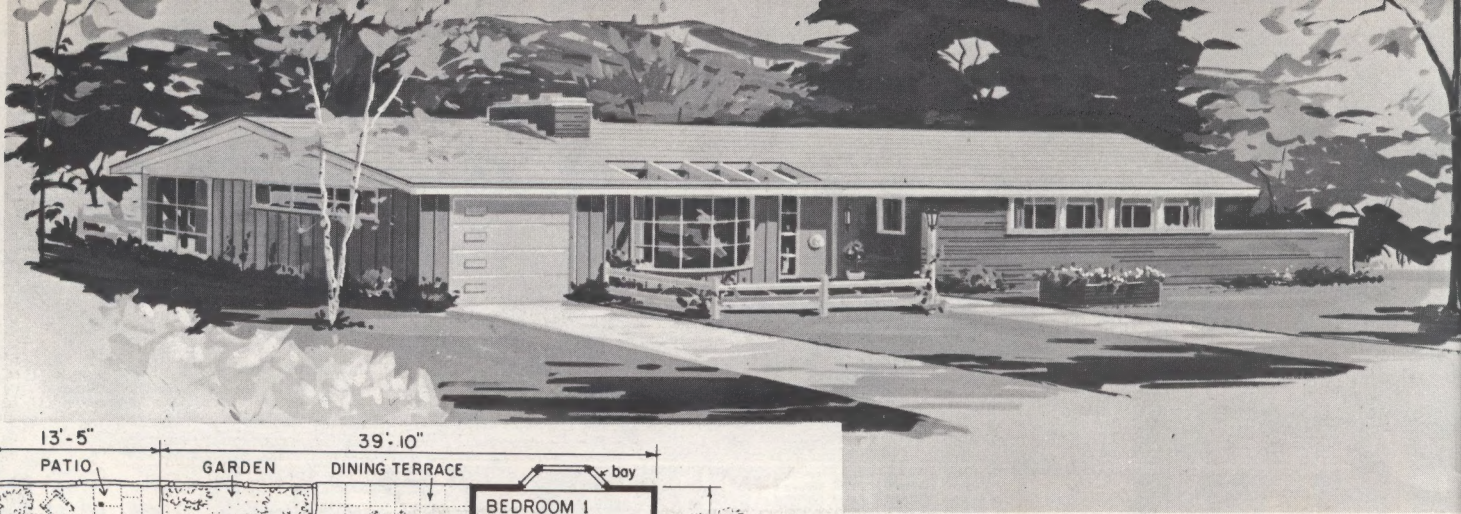




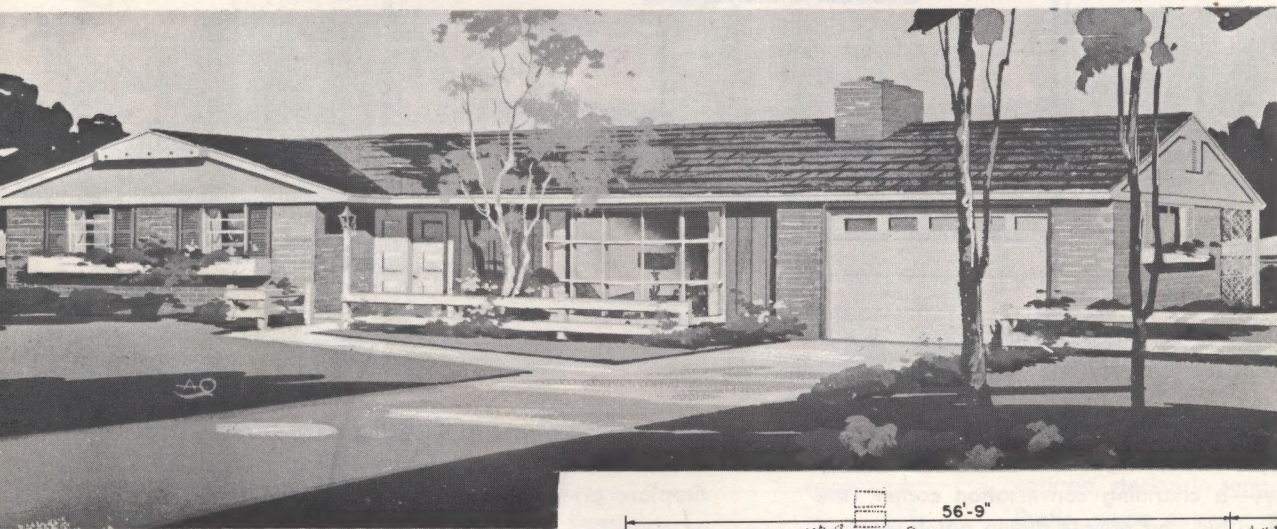
PLAN P-740—house area 1,337 sq. ft. Though designed to be easy on the budget, this home boasts many big-house features—a charming conversation corner (see drawing at right), a big and private dining porch reached through sliding glass doors, large terrace, attractive slate-floored foyer. Kitchen and family room are a sweeping 21'10" in length. U-shaped kitchen plan saves many steps. Storage provisions are unusually generous. Bedroom closets are large; a big linen closet is centrally located among bedrooms; deep bathroom cabinet accommodates toiletries and linens used there, and garage closets provide for outdoor storage needs. Exterior is trim and well-proportioned. Extensive use of brick gives a handsome long and low look. The entrance is recessed so that the overhanging roof provides shelter from the weather.

Conversation corner in the living room is down three steps; exotic ornamental iron railing and cheerful fireplace gives it a feeling of intimate privacy.

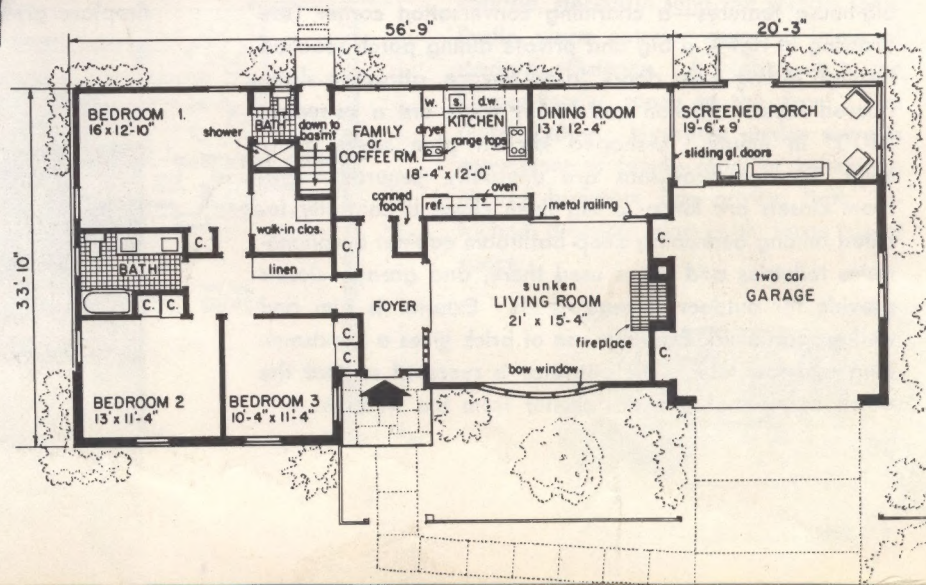


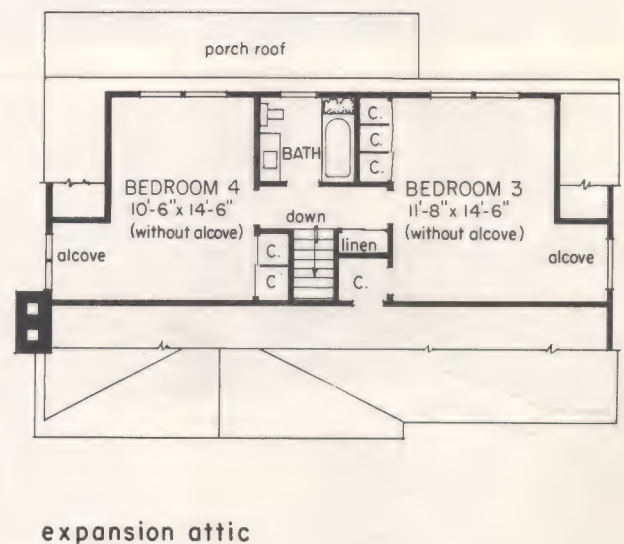
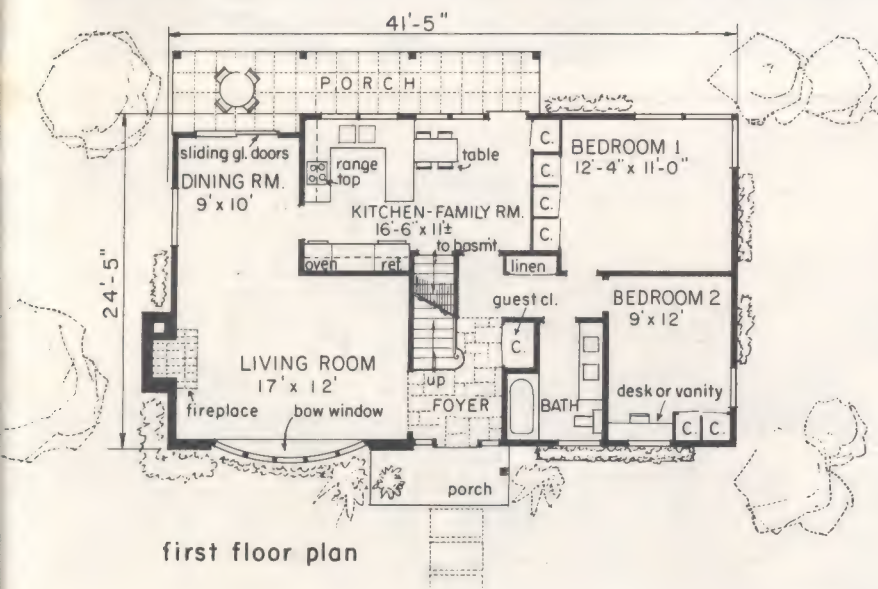


PLAN P-661 — House area 1,194 sq. ft. Large front-to-rear living room is an outstanding element in this one-story design. Bedrooms are grouped away from the rest of the house for privacy. Garage is forward to allow for a door at front giving access to the house, to provide a screened porch at the rear and to create large glass opening from living room to porch. Master bedroom has a corridor-type dressing area. Porch, patio garden and terrace provide admirably for outdoor living.



PLAN P-669 — House area 1,725 sq. ft. A sensible, straight-forward design for modern, efficient living . . . this home has a number of luxury features. Combination kitchen-family room is a big open area of 12x18 feet; meal preparation centers are arranged in a step-saving U, with breakfast area close by for convenience in serving. All closets are roomy, particularly the luxurious walk-in closet of the master bedroom. Other luxury touches . . . covered front entrance, full foyer, sunken living room, log-burning fireplace, full-sized dining room with sliding glass doors to screened porch.



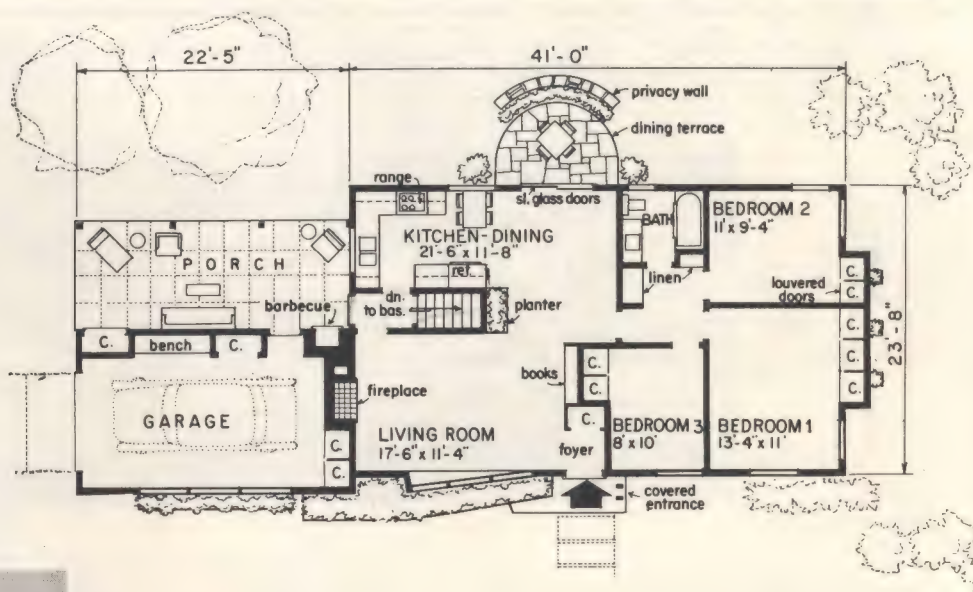


PLAN P-735 — House area 981 sq. ft., first floor; 538 sq. ft., second floor. Bedrooms in the expansion attic of this 1½-story home have full height ceilings throughout. The rooms are located toward the rear of the house, with big dormer spanning the entire area — eliminating the usual sloped ceilings and also requiring no unsightly dormers in the front view of the roof. First floor includes a full-sized foyer providing

excellent circulation to all areas. Combination kitchen-family room has a spacious, open feeling. Big outdoor living area is provided by the covered porch at rear with access from both the dining room and the family room. Fireplace and bow window are design highlights of the attractive living room. Exterior view is unusually attractive for a small home. Gable at front shelters entry and provides design interest.

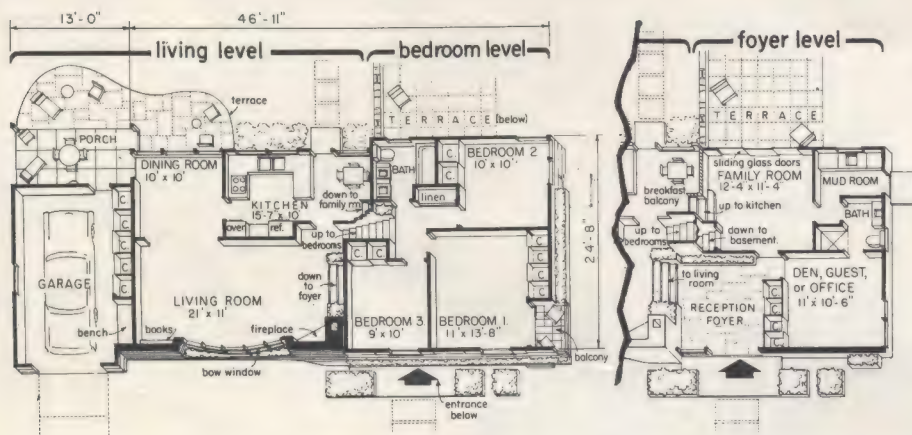


THE COVER HOUSE
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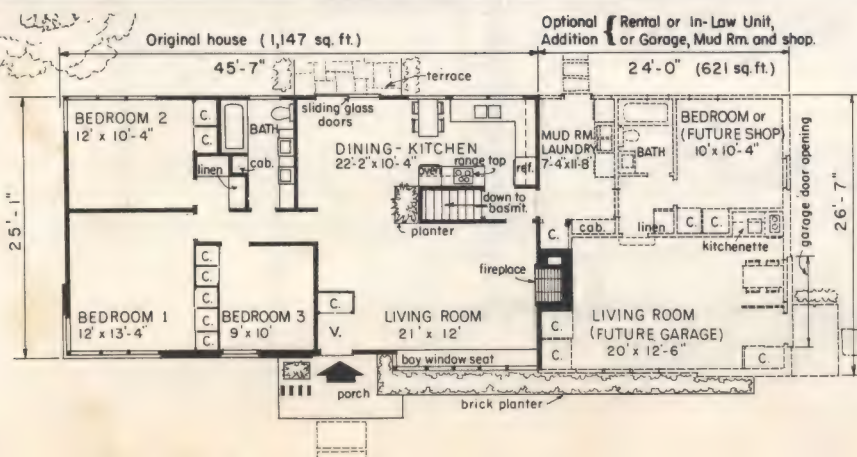


PLAN P-650—House Area 1005 sq. ft. A garage turned on its side gives this very modest sized home a long look — economy with a luxury appearance. The almost rectangular shape of the house with its simple roof and straight forward interior, cuts building costs to a minimum. Design interest on the exterior is provided by brick planter, vertical louvers and cantilevered closet at side. Architect's drawing at left shows unique dining-kitchen combination.

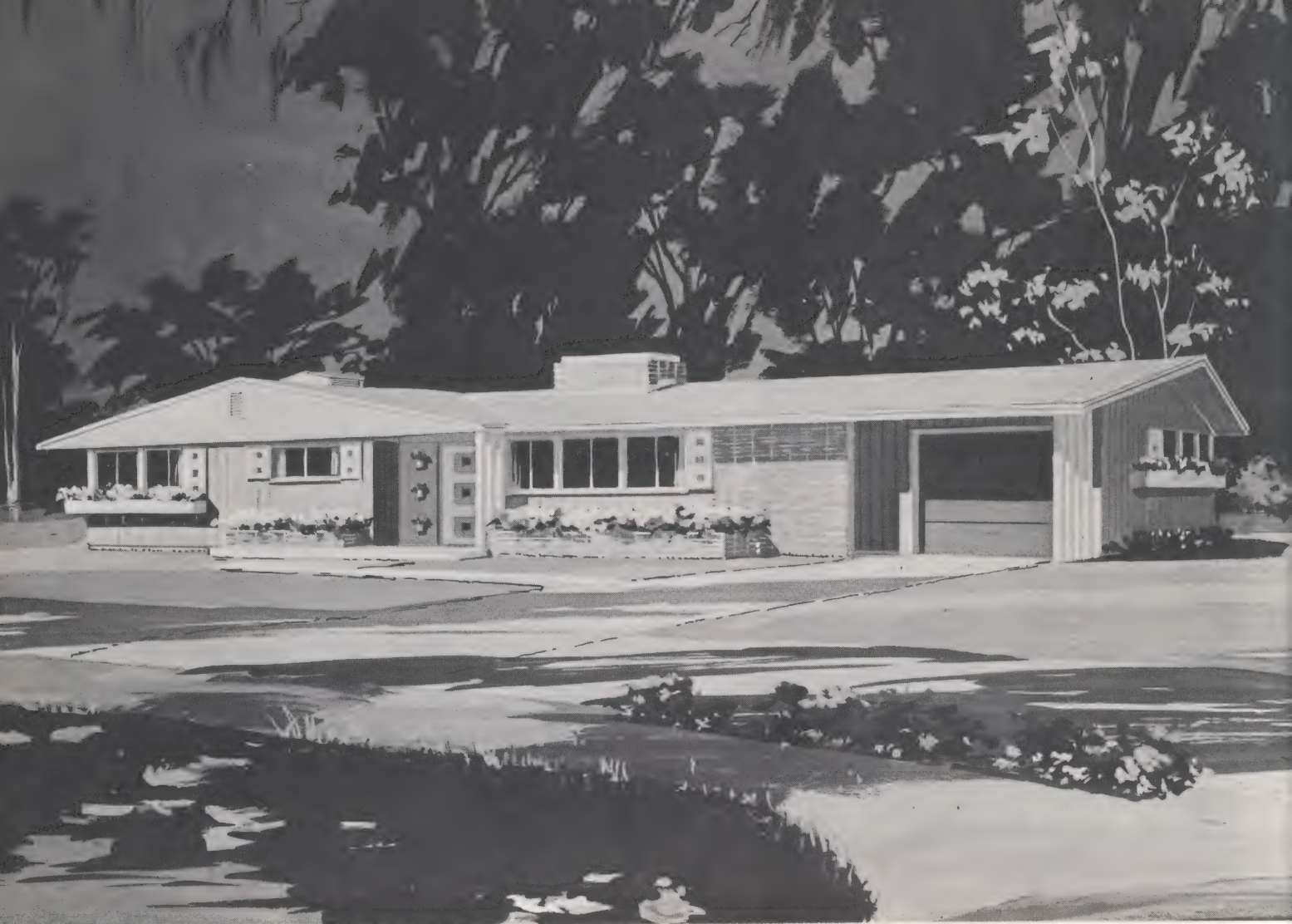




PLAN P-754 — House area 1,095 sq. ft. on living and bedroom levels. Based on average dimensions of last year's homes financed through the FHA program, this split-level provides big bonus space at grade level. Room-sized foyer, unusual fireplace, master bedroom balcony are features. It's an ideal professional home; office opens directly off foyer, has own private bath. Grade-level family room has its own terrace. Breakfast balcony overlooks this pleasant area. Note impressive exterior.



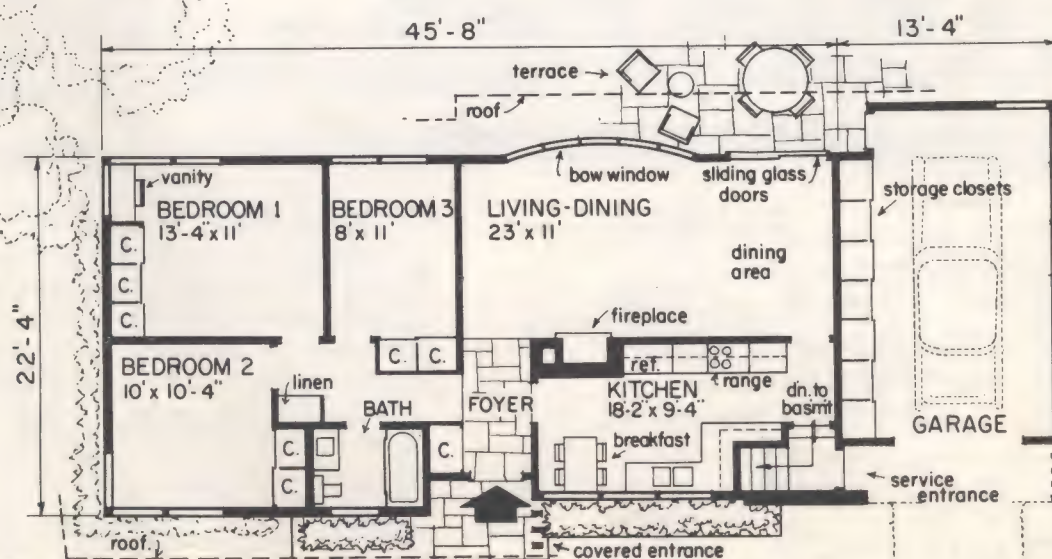
PLAN P-749 — House area 1,147 sq. ft. Economy ranch can be built on minimum budget, then expanded to provide extra apartment or added living space. Pre-engineering makes the addition economical, trouble-free; with addition, area grows to 1,768 sq. ft. Dining-kitchen area is an enormous 22 feet long; equipment is arranged in a step-saving assembly line. Living room features massive fireplace, long bay window seat. Exterior has a remarkably long look.

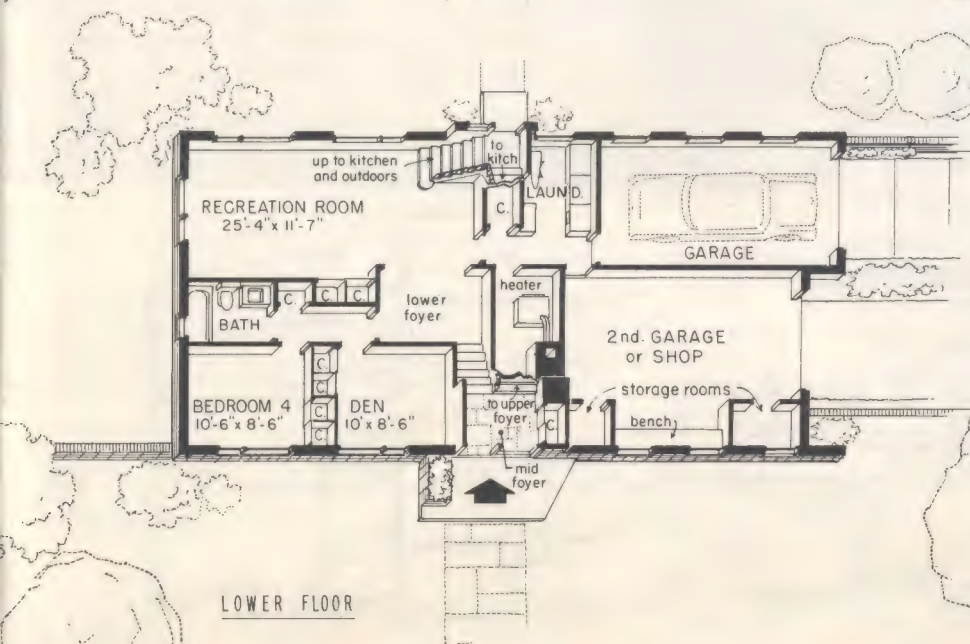
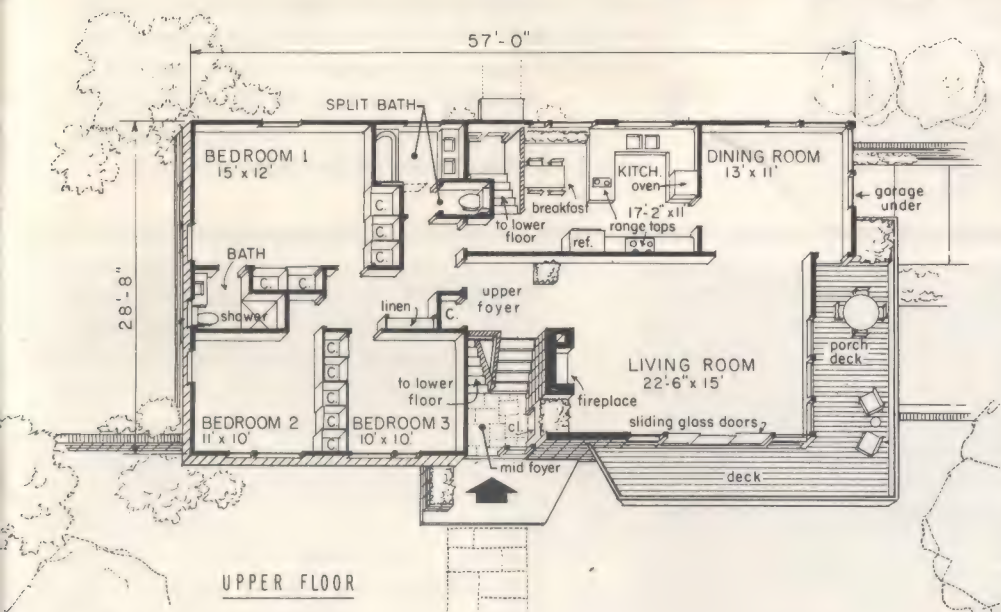
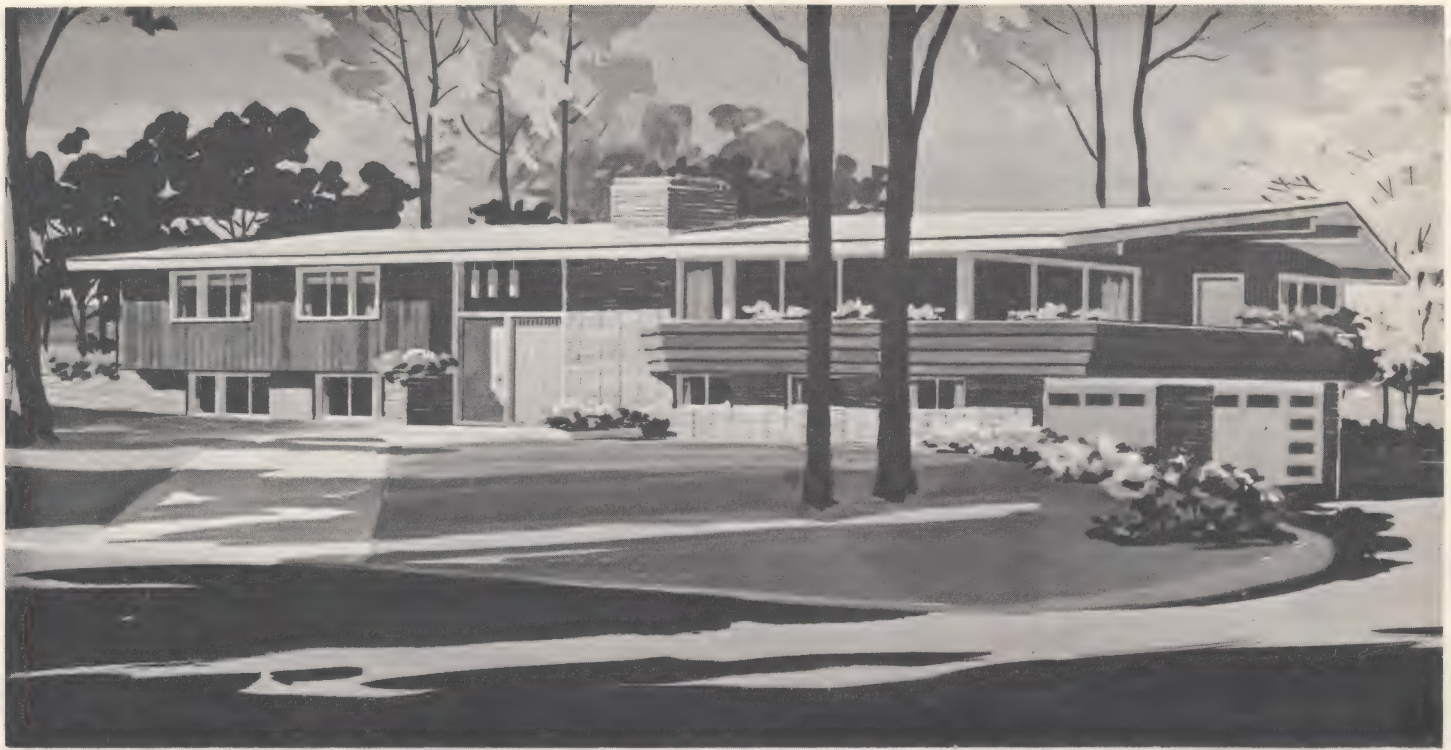


THE COVER HOUSE SHOWN IN FULL COLOR ON THE COVER OF THIS BOOK.

PLAN P-647—House Area 990 sq. ft. A dream of a home . . . in appearance, economy and efficiency. Seldom is there designed a house of this caliber that offers so much for its size and cost . . . 3 bedrooms, one with a built-in vanity, a bath that serves bedroom, kitchen and guests equally as well, a front

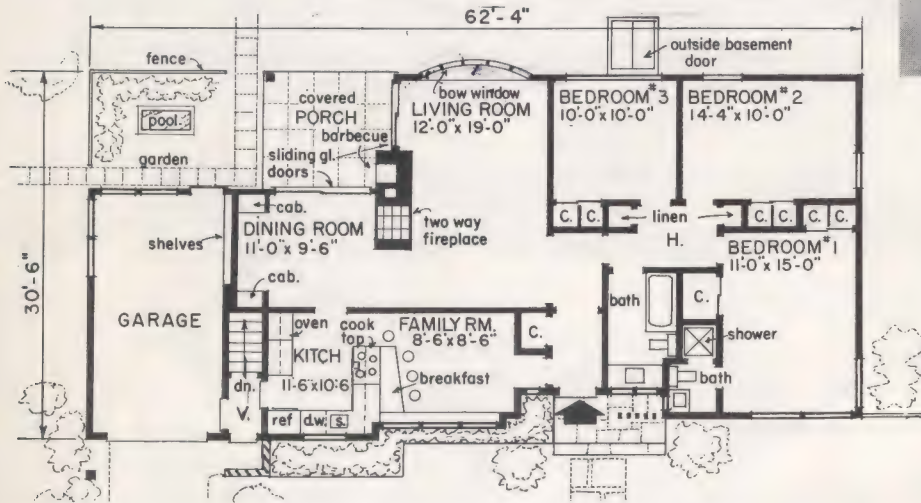
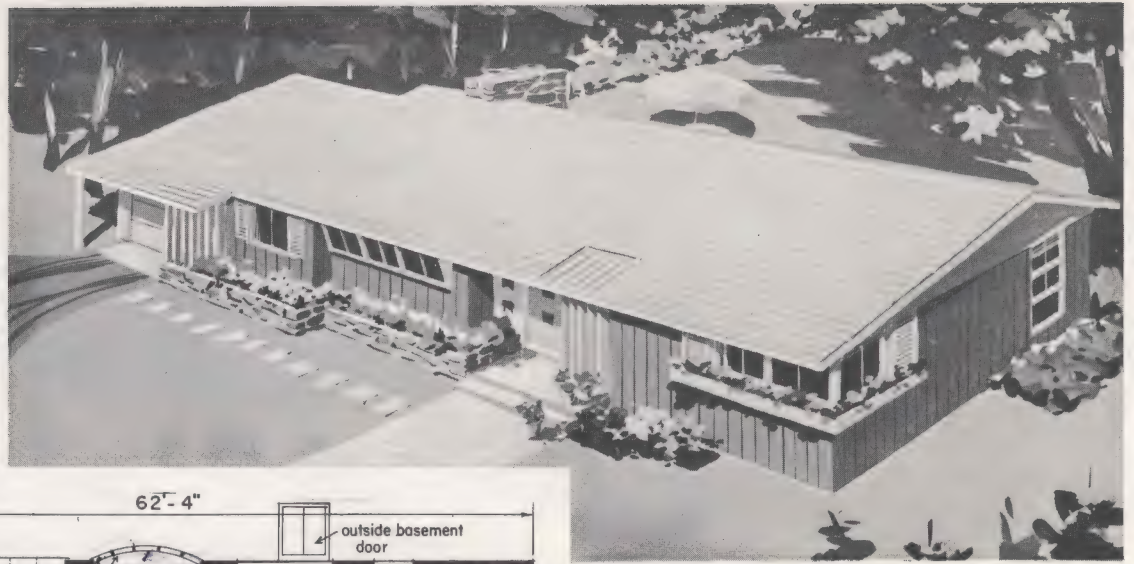
foyer, an 18 foot kitchen with breakfast space, an all-in-one living-dining room of 23 feet to give the illusion of space, stair to basement directly at service door, attached garage with a bank or storage closets, outdoor terrace, covered main and service entrance and a log burning fireplace.





Grade-level foyer gives direct access to either floor of this unusual home.

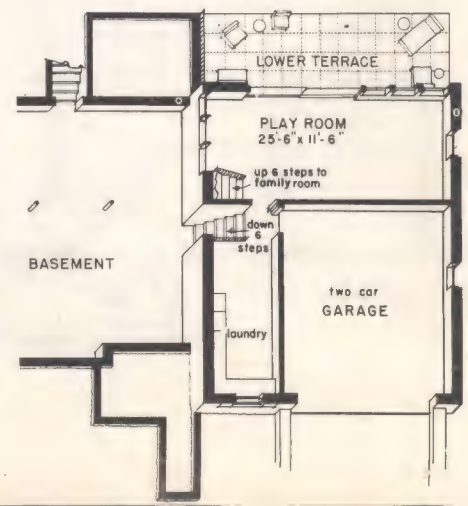
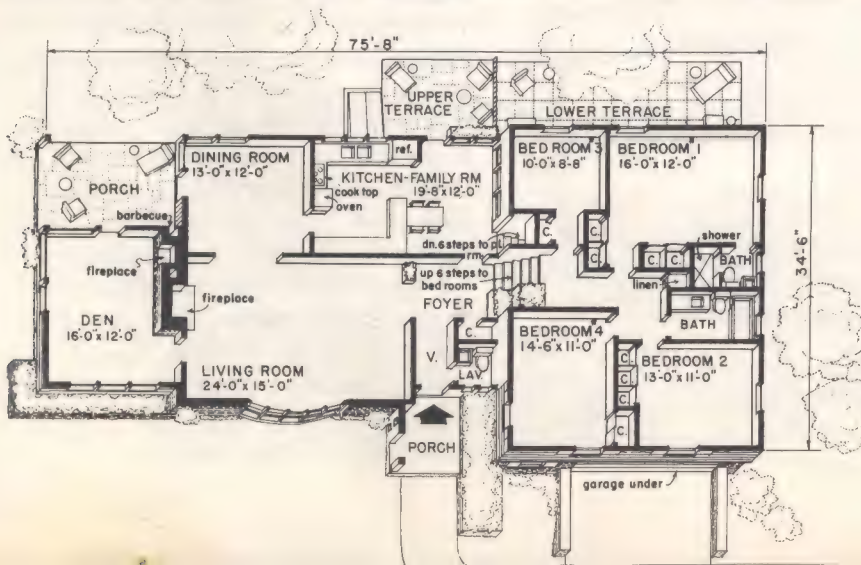
PLAN P-739—house area 1,471 sq. ft. on upper floor, 960 sq. ft. below. This "sunken" two-story home combines all the best features of a ranch, split-level and traditional two-story design. Entries are on grade; from either, it takes just six steps up to the living-sleeping level or six steps down to the recreation-utility level. Handsome, cantilevered deck effectively doubles the living area and adds notable glamour to the exterior. Bathroom, bedroom and storage facilities are all unusually spacious. Note the separate laundry room and possible use of second garage as a roomy workshop.

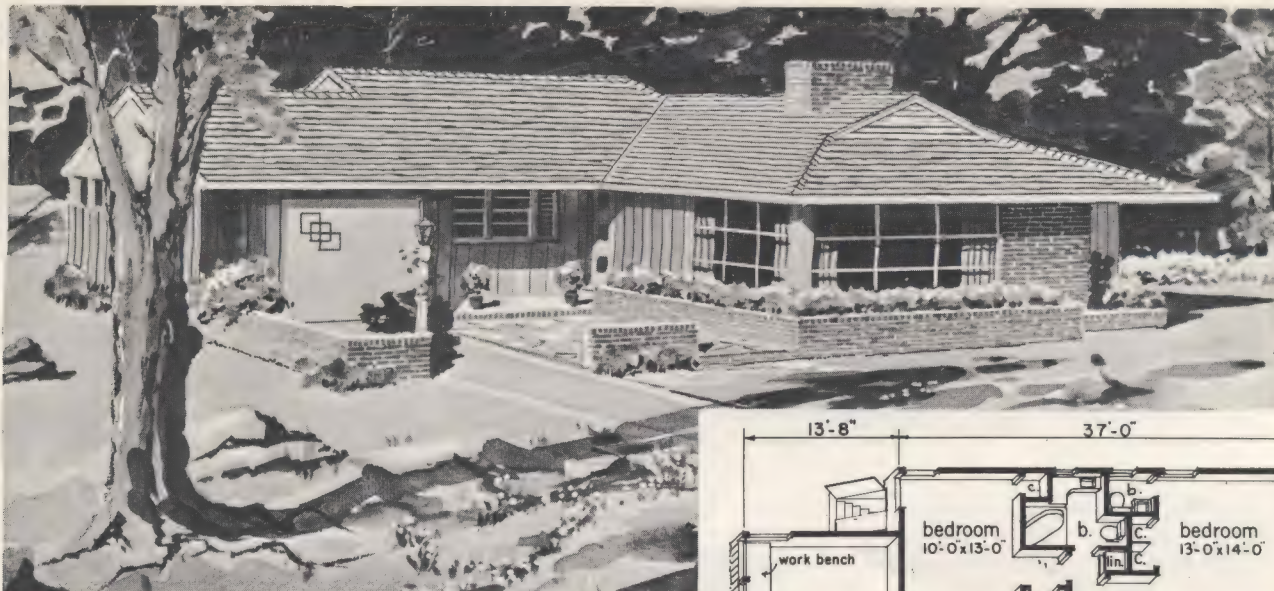


PLAN P-608 — House area 1,330 sq. ft. Placement of the living room and dining room at the rear orients this home toward relaxed outdoor living. The "L" design of living-dining rooms forms a perfect spot for a highly private porch; main roof carries over to shelter it. Island-type, two-way fireplace separates the dining room from the living room — and can be used from either. Service entry has direct access to kitchen, basement and garage.

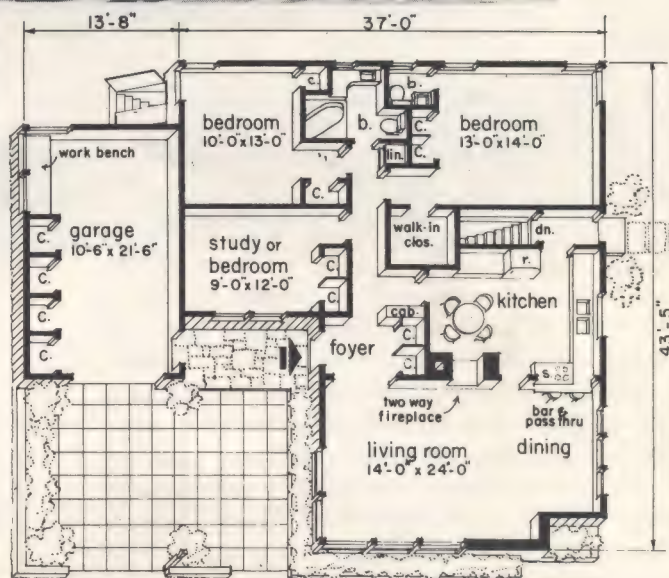


PLAN P-613 — House area 2,129 sq. ft. (living and bedroom levels). There's family living on two levels of this sizable split-level home. Family room on the living level has a view of the big playroom below. Four bedrooms and two full baths of the sleeping area are secluded and quiet. Massive fireplace wall separates private den from over-size living room. Laundry is extra large, connects with garage, playroom and basement. Terraces on two levels provide commodious outdoor living facilities — with a covered porch for good measure.

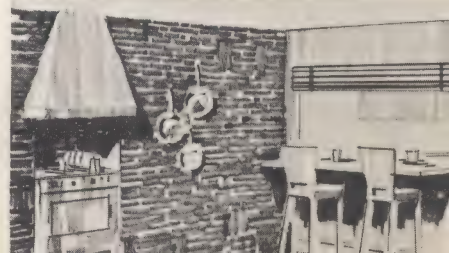
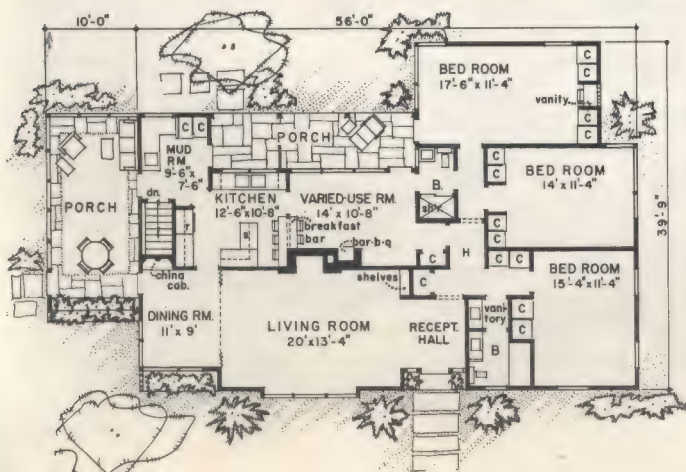




PLAN P-240 — House area 1,363 sq. ft. Many luxury features can be found in this attractive and comfortable home. Front courtyard-terrace provides ideal setting for neighborhood get-togethers. The dream kitchen has a pass-through bar to the dining room. Bedroom area has maximum privacy, with living area kept to the front. Unusual location of front and service entries creates great efficiency in circulation. Storage space is exceptionally roomy and neat.



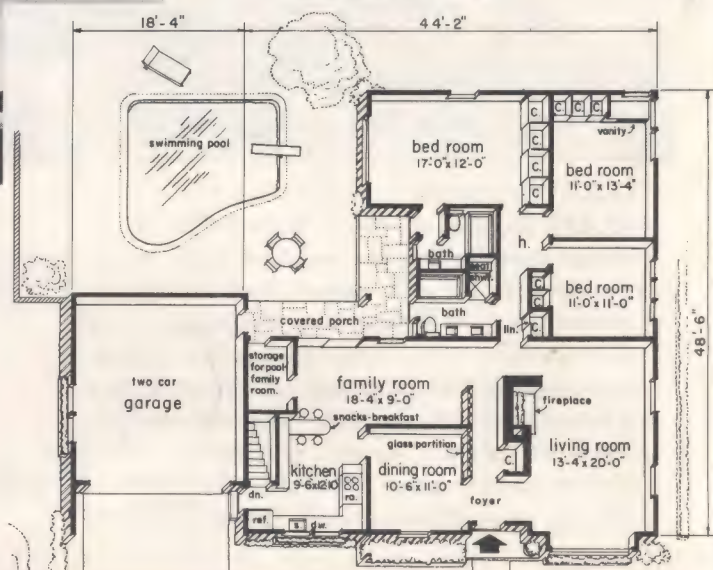
PLAN P-295 — House area 1,758 sq. ft. Imaginative zoning and excellent placement of entries give this home unusually carefree circulation. From either front or rear, you can go directly to any room without invading another. For even greater efficiency, three other entries are provided — side porch to dining room, rear porch to varied-use room and to master bedroom. Both baths are located to provide maximum use.



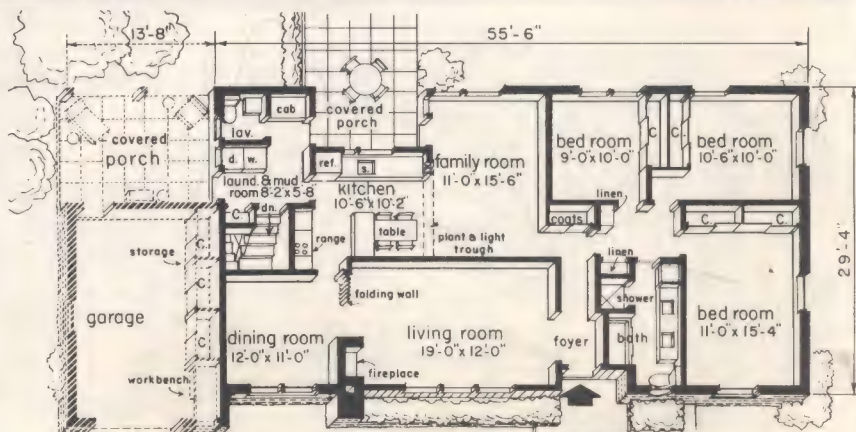


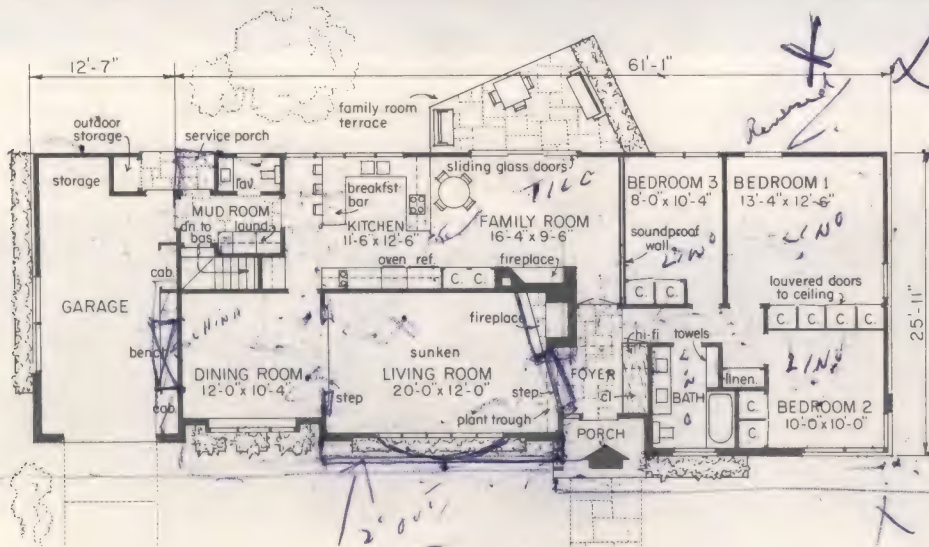
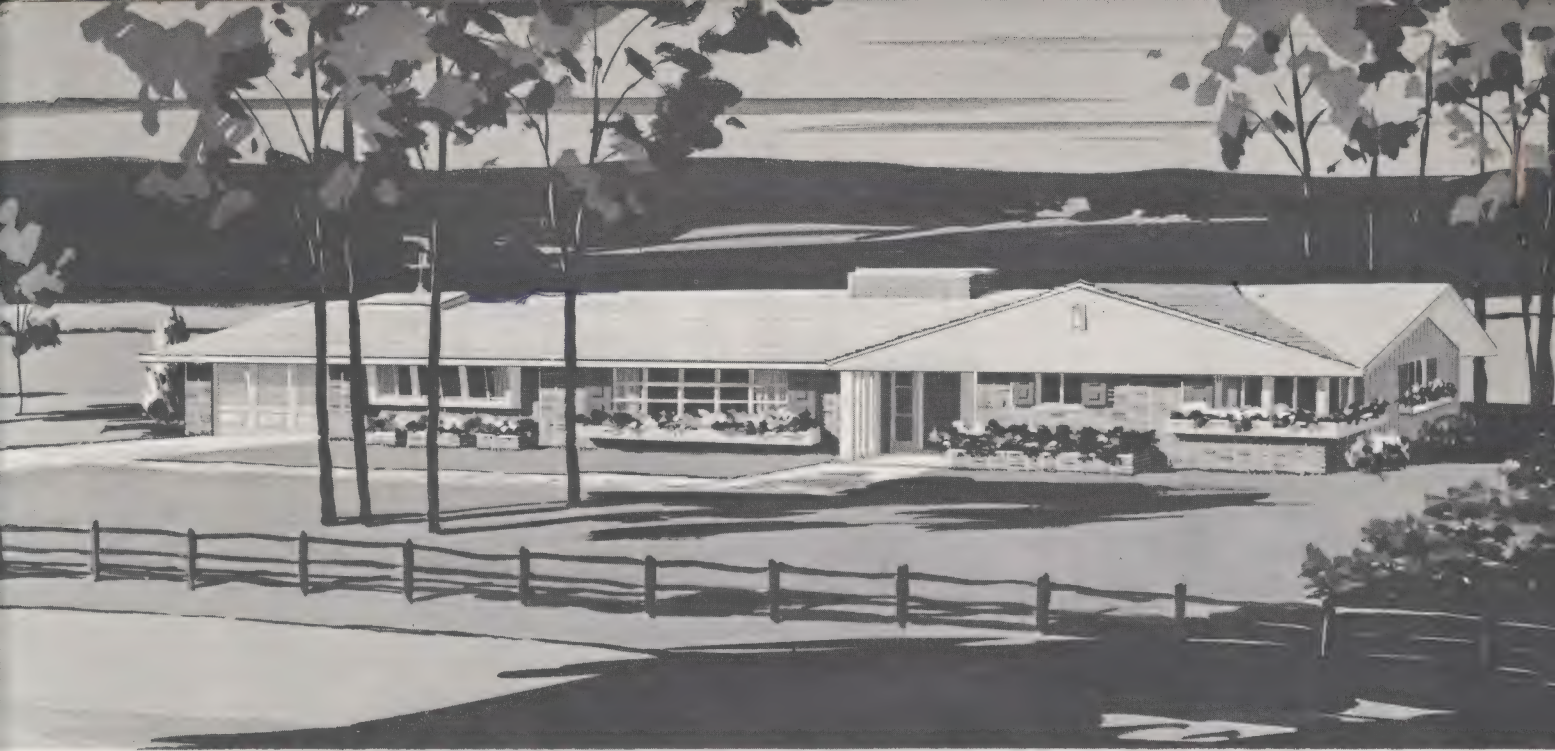
Pool, porch, spacious terrace—who could ask for more?

PLAN P-544 — House area 1,718 sq. ft. Enthusiasm for swimming pools is growing rapidly — and this is a home that fairly demands one. Its L-shape gives the pool area total privacy. The corresponding L-shaped porch is perfect for lounging near the pool. Dual use bath serves both the master bedroom and the pool area. Hall bath also has outside access. Zoning is excellent throughout, with living, sleeping and service areas clearly defined. Exterior has a real "homestead" flavor.



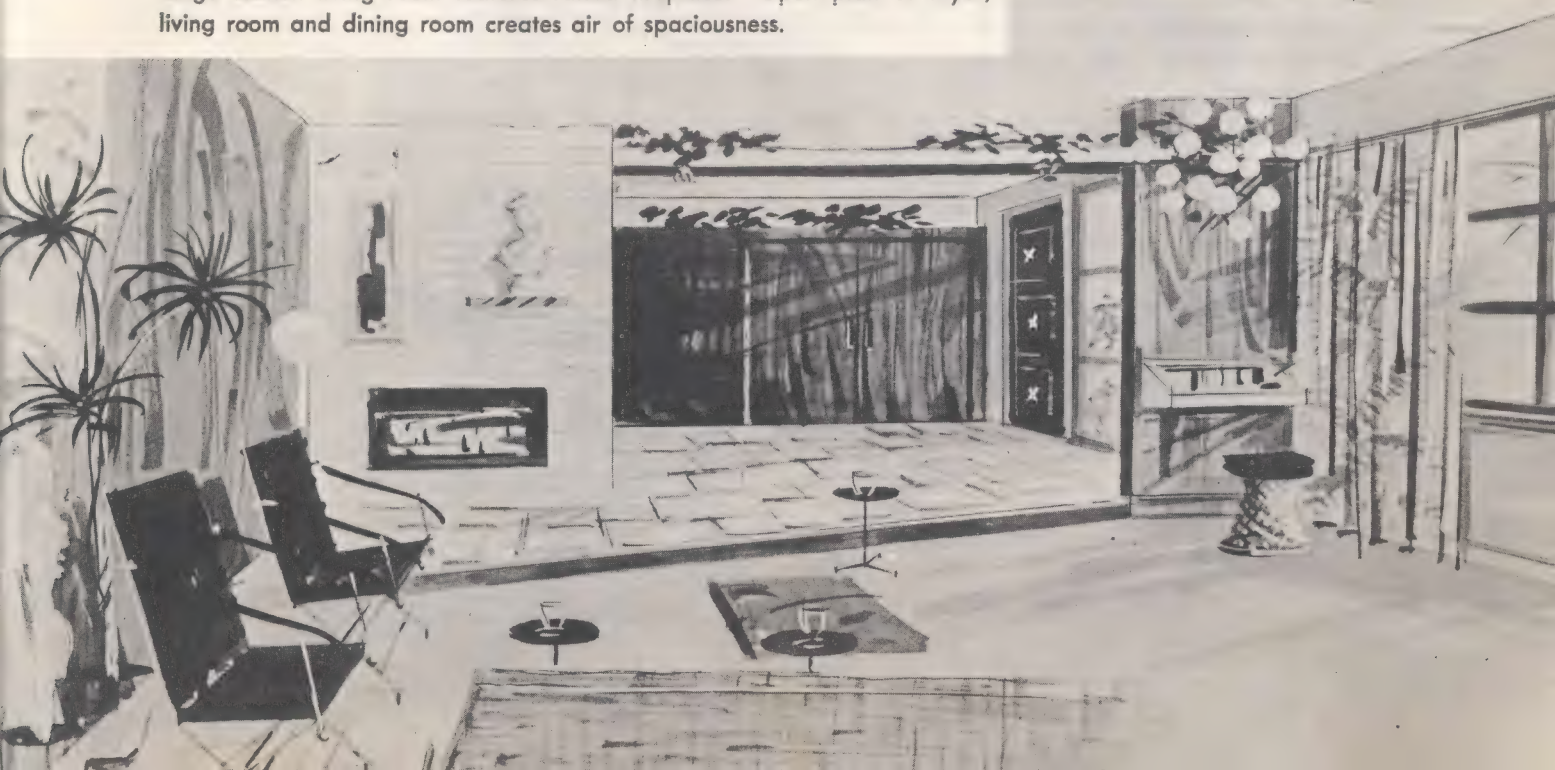
PLAN P-572 — House area 1,544 sq. ft. A design based on findings of the Women's Housing Congress, this home includes all the features most wanted by American housewives: three bedrooms, 1½ baths, separate dining room, mudroom-laundry, size that will fit average lot; ample closet space, family room close to kitchen, no cross traffic, eating space for 5 in kitchen, rear kitchen with window facing backyard, separate rear entrance for family room, large master bedroom, conservative modern exterior.





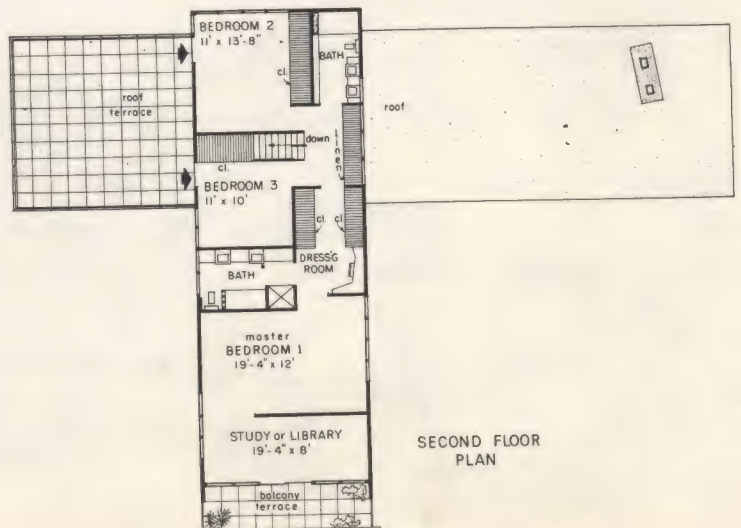
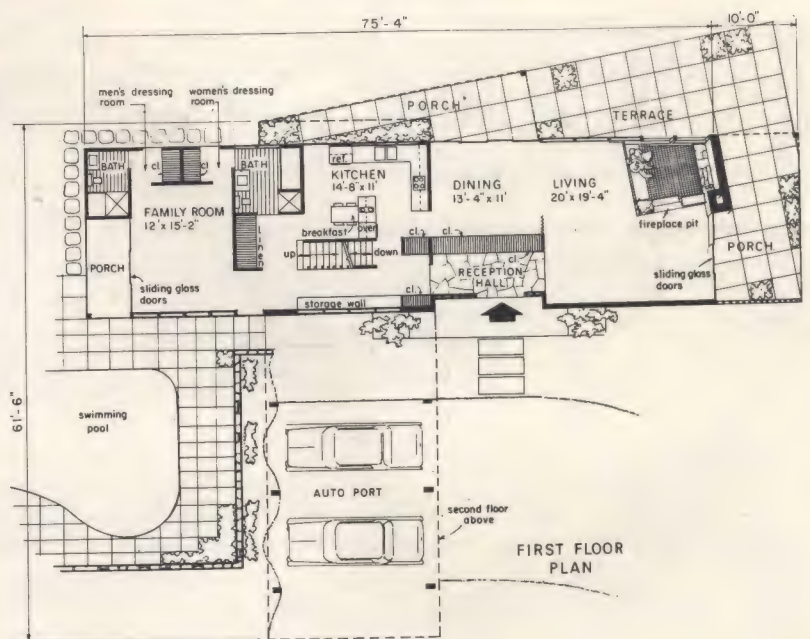
PLAN P-723 House area 1,492 sq. ft. The luxurious length of this lovely one-story home permits a clear definition of the separate areas. Bedrooms are private and quiet. Living room is sunken to set it off from dining room, but their in-line arrangement adds to the feeling of spaciousness. The enormous kitchen-family room area is the informal part of the house. Food-preparation area is compact and efficient. Service area nearby includes mudroom, laundry, lavatory, service porch, storage area and stairs to the basement. Unusual outdoor-living terrace is convenient to the kitchen, reached through sliding glass doors in the family room.

Large sunken living room features raised fireplace. Open plan of foyer, living room and dining room creates air of spaciousness.





PLAN P-742 — House area 1,452 sq. ft., first floor, 1,120 sq. ft., second floor. Luxurious modern living is provided in the ultimate by this distinctive two-story design. Bedroom level — called a penthouse — is "turned" at a 90-degree angle from the first level and is almost entirely open below. This creates a dramatic exterior appearance, and an equally interesting view from inside. Open area under the bedrooms provides sheltered parking, close by the beautiful front entrance. Other outstanding design features include the sunken fireplace pit in living area, family room with dressing rooms and bath for pool use, huge master bedroom suite with sleeping area, library, balcony terrace, private bath and dressing room. Flagstone floored reception hall provides excellent traffic circulation.





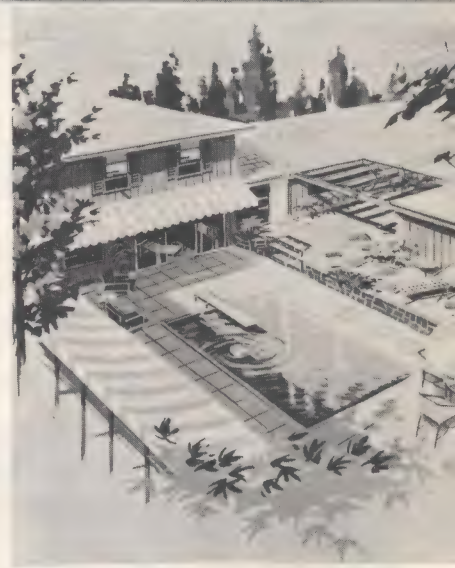
PLAN P-717—House area 1208 sq. ft. on living and bedroom levels. An unexcelled arrangement for the private pool enthusiast is offered by this distinctive split level home. The pool area could be lawn or terrace if the pool is not desired. Outstanding features of the house itself are: Hollywood type reception foyer, snack balcony in kitchen, glass walled family room and twin lavatory bath.



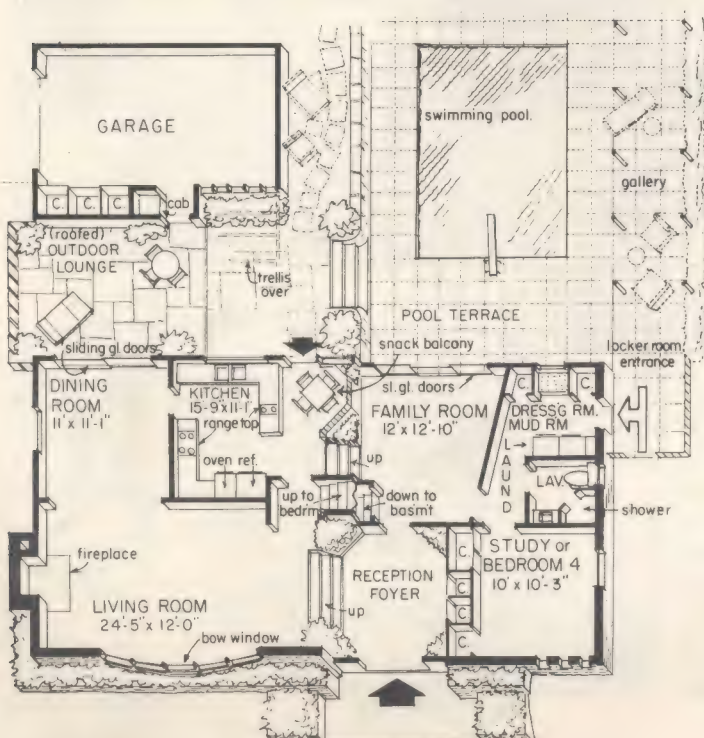
Snack balcony



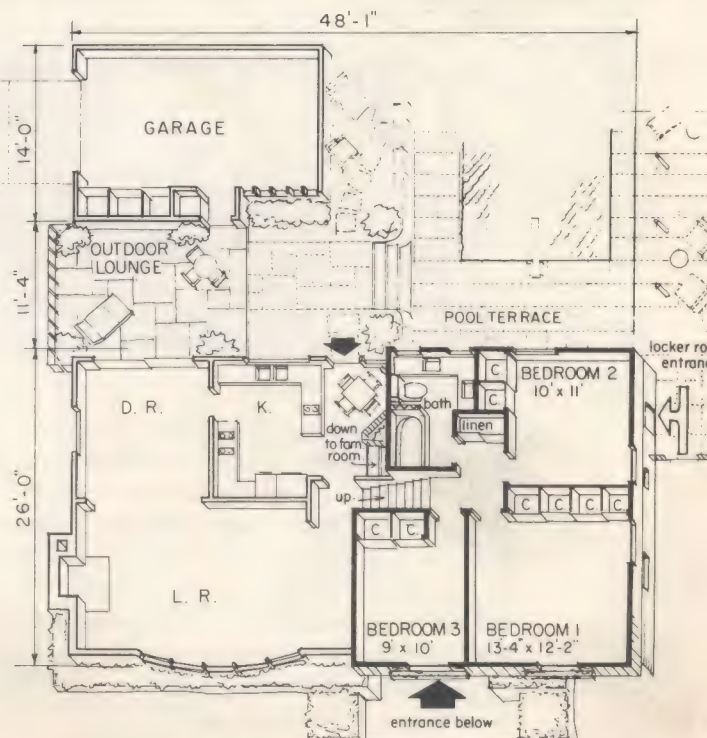
Outdoor Lounge



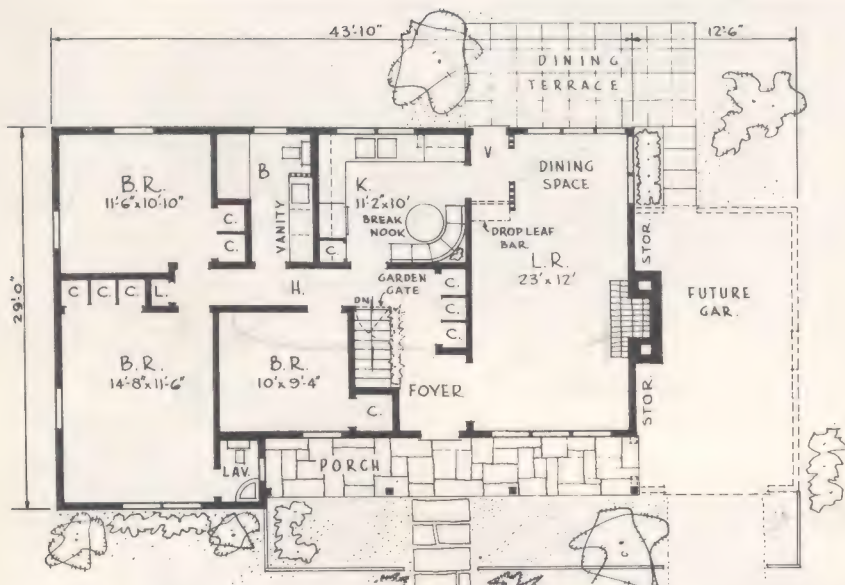
Private swimming pool



living and entrance levels



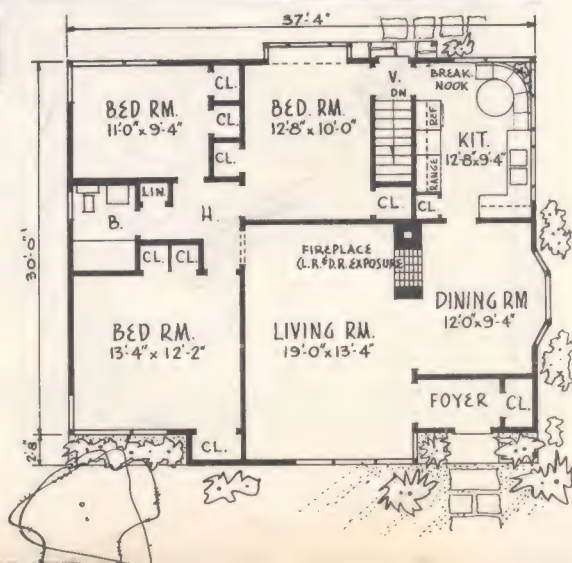
living and bedroom levels

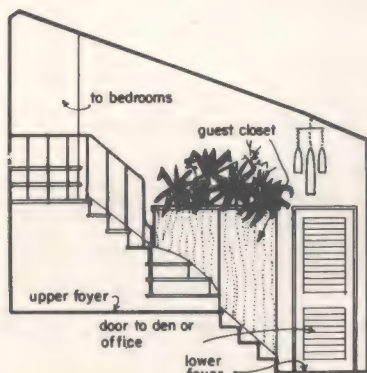


PLAN P-185 — House area 1,116 sq. ft. A charming cottage effect marks this as a distinctive three-bedroom home. Entry is sheltered by a long front porch. Big master bedroom has its own private lavatory, with another full bath to serve the rest of the house. Efficient and good-sized kitchen has convenient breakfast nook. Traffic circulation is superb. The home is pre-planned for economical addition of future garage. Basement plan has enormous recreation room, workshop and laundry.



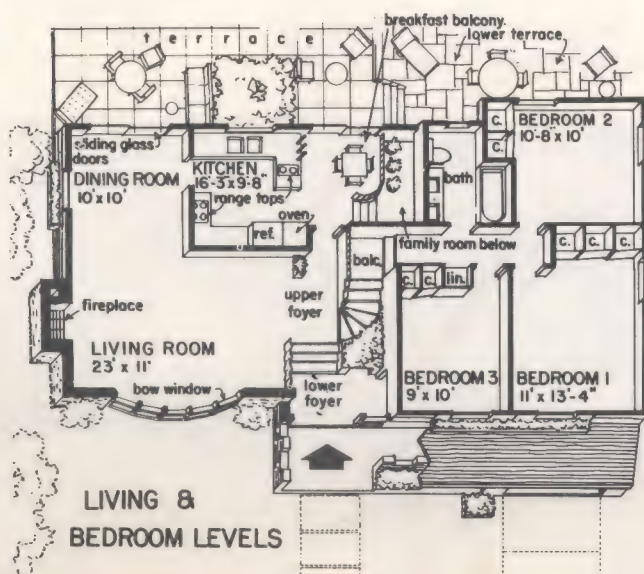
PLAN P-116 — House area 1,170 sq. ft. A beautiful two-way fireplace gives this home a feature many housewives dream of — privacy for the dining room. And a pass-through from the kitchen makes meal serving more efficient. Three good-sized bedrooms all have generous storage space. The kitchen is large and designed for maximum convenience in meal preparation. Its large window areas make it an unusually warm and cheerful room. Front entry is protected by a small porch.



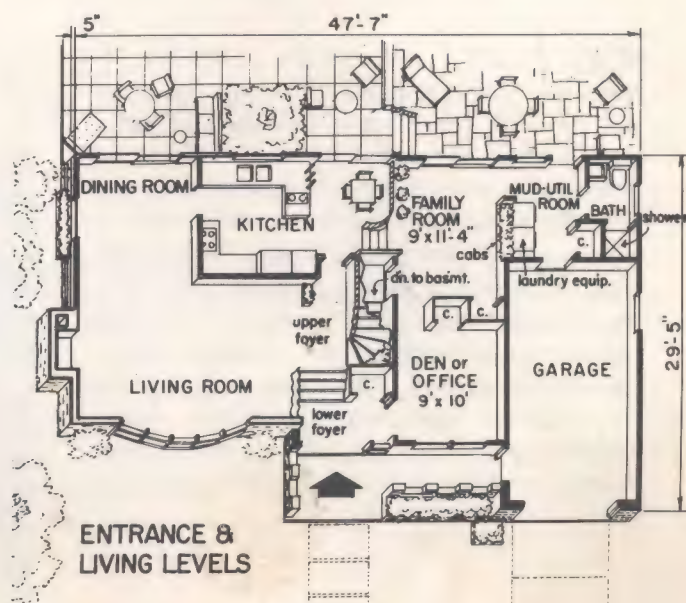


section at entrance foyer

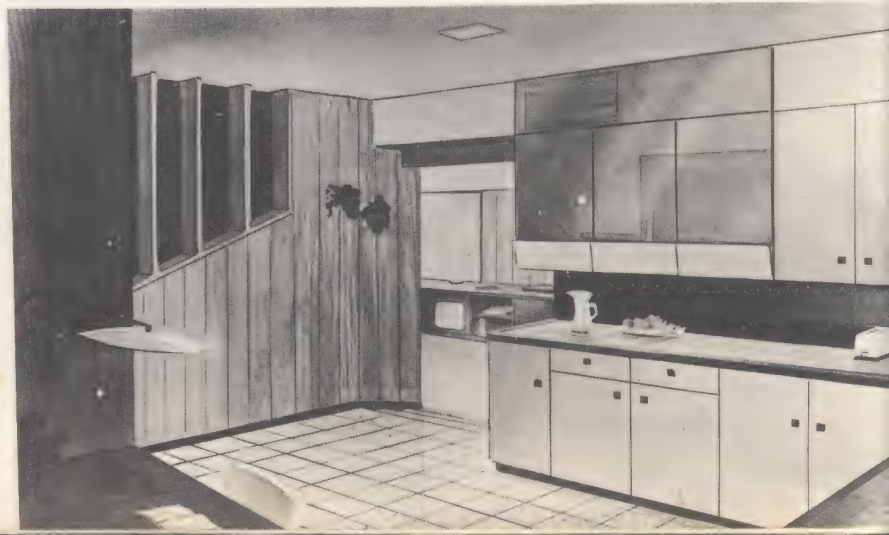
PLAN P-677 — House area 1146 sq. ft. on living and bedroom levels. This attractive, homey split level residence is the result of national statistics of the living requirements of the average home owner throughout the nation . . . within its modest size is packed the most livability possible in any home of comparable size. Beyond the usual sleeping, living and service areas, this home offers a bonus space under the bedroom level. It gives the happy homeowner a family room, den or office mud-utility room, bath and attached garage. Features such as the curved staircase and balcony as shown in the drawing at left and the balconied breakfast area add interest to living and provides conversation items for visitors. Outdoor living stretches across entire rear and direct access possible from dining room, kitchen and family room. The front entrance is given exceptional design interest by use of pierced masonry walls and covered walk from garage to house.

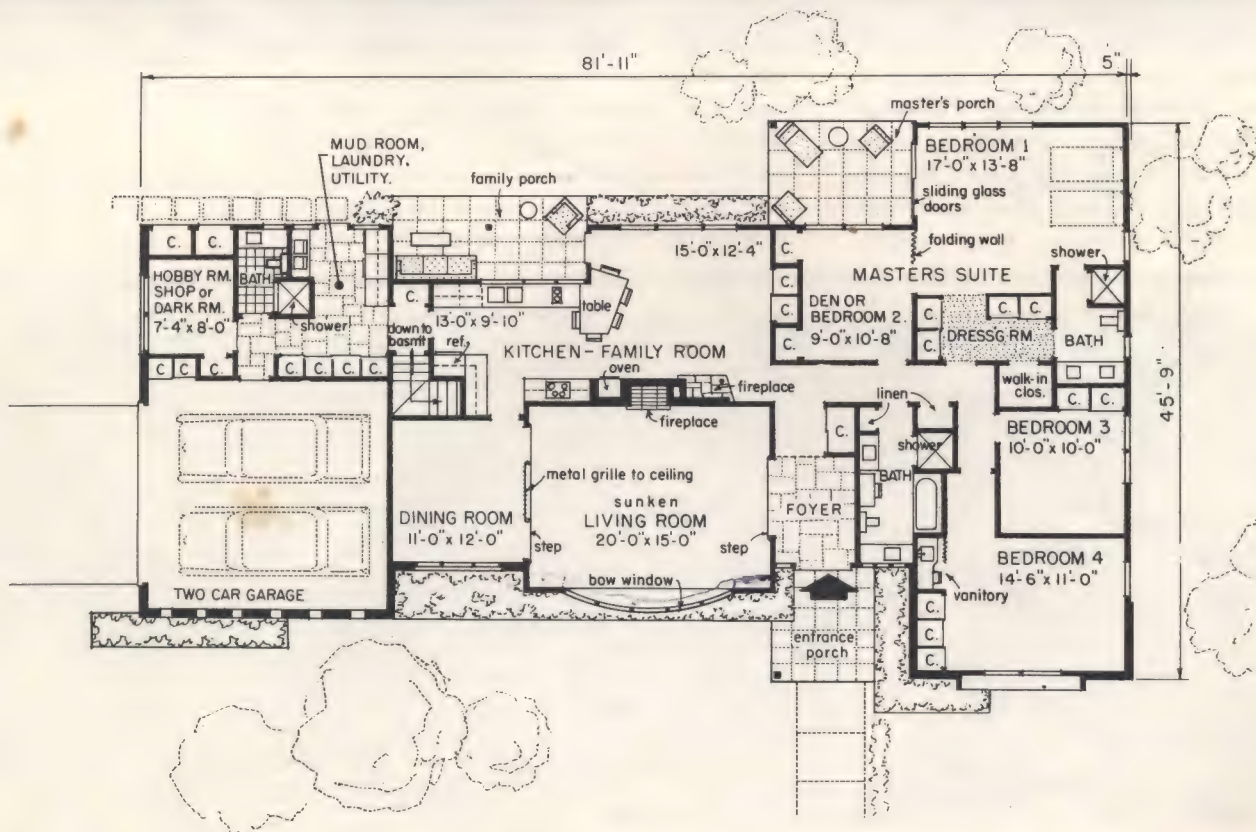


LIVING & BEDROOM LEVELS

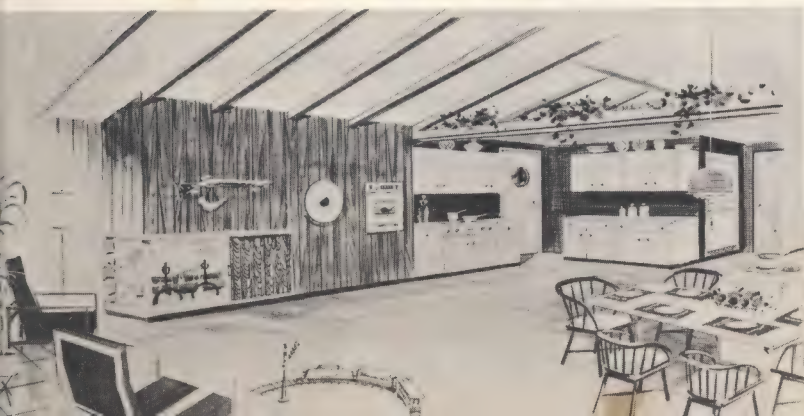


ENTRANCE & LIVING LEVELS

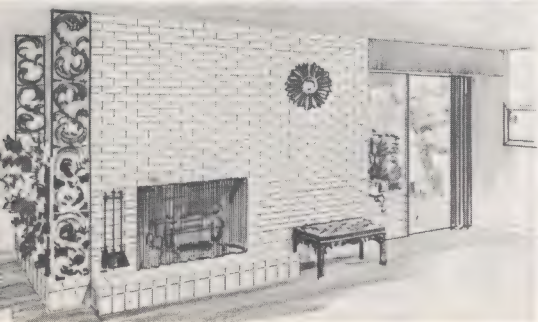




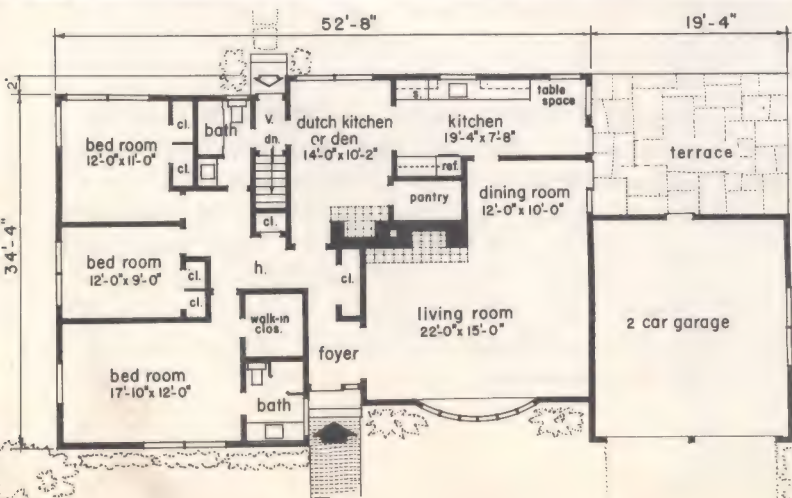
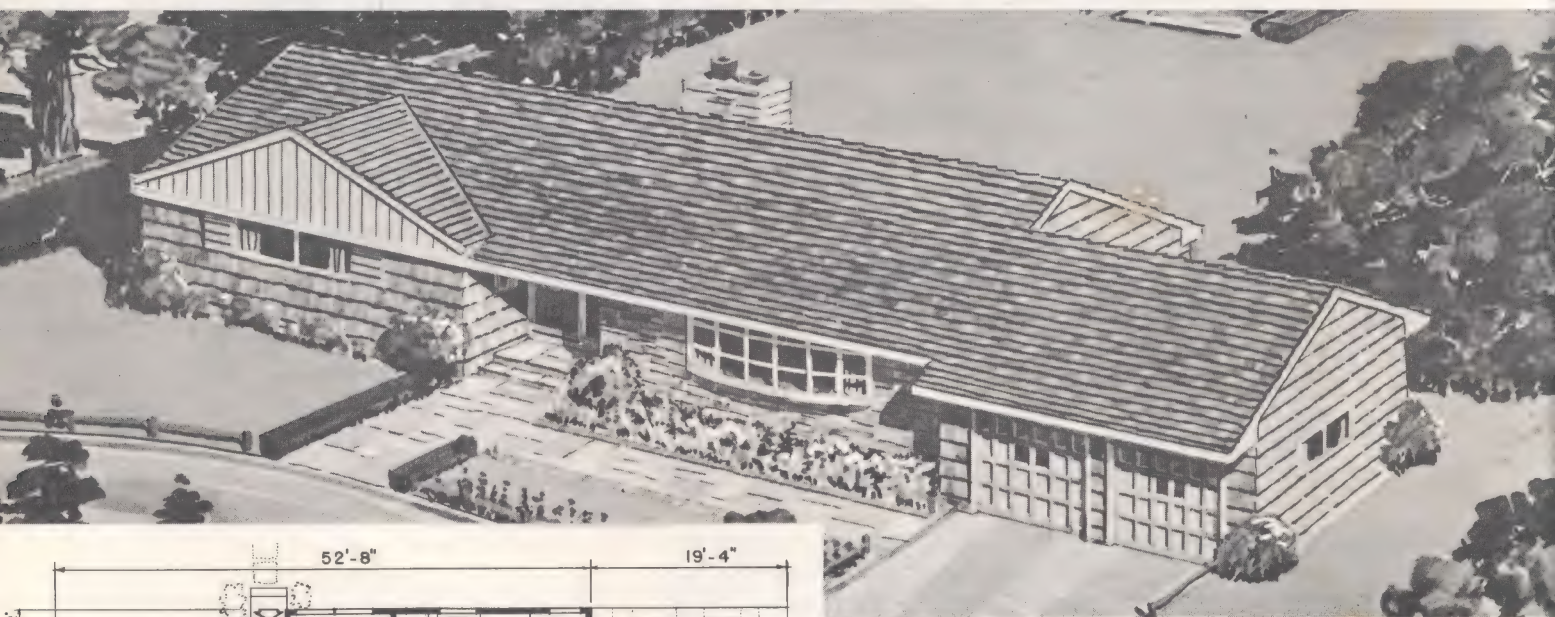
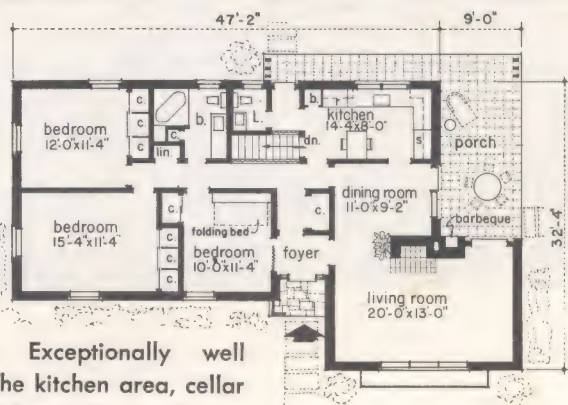
Family room-kitchen is a great open area for informal activities. Beamed ceiling and plant trough provide interest.



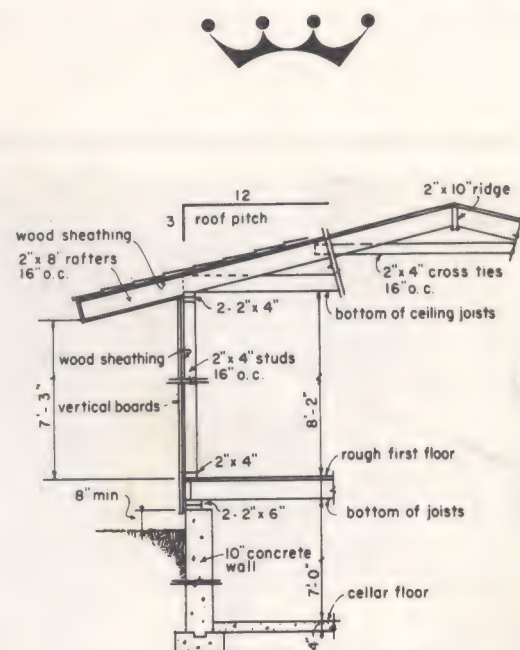
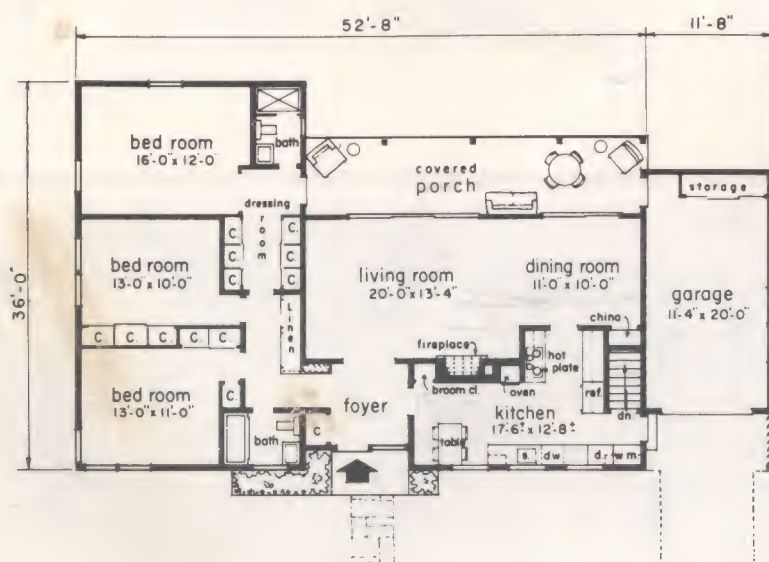
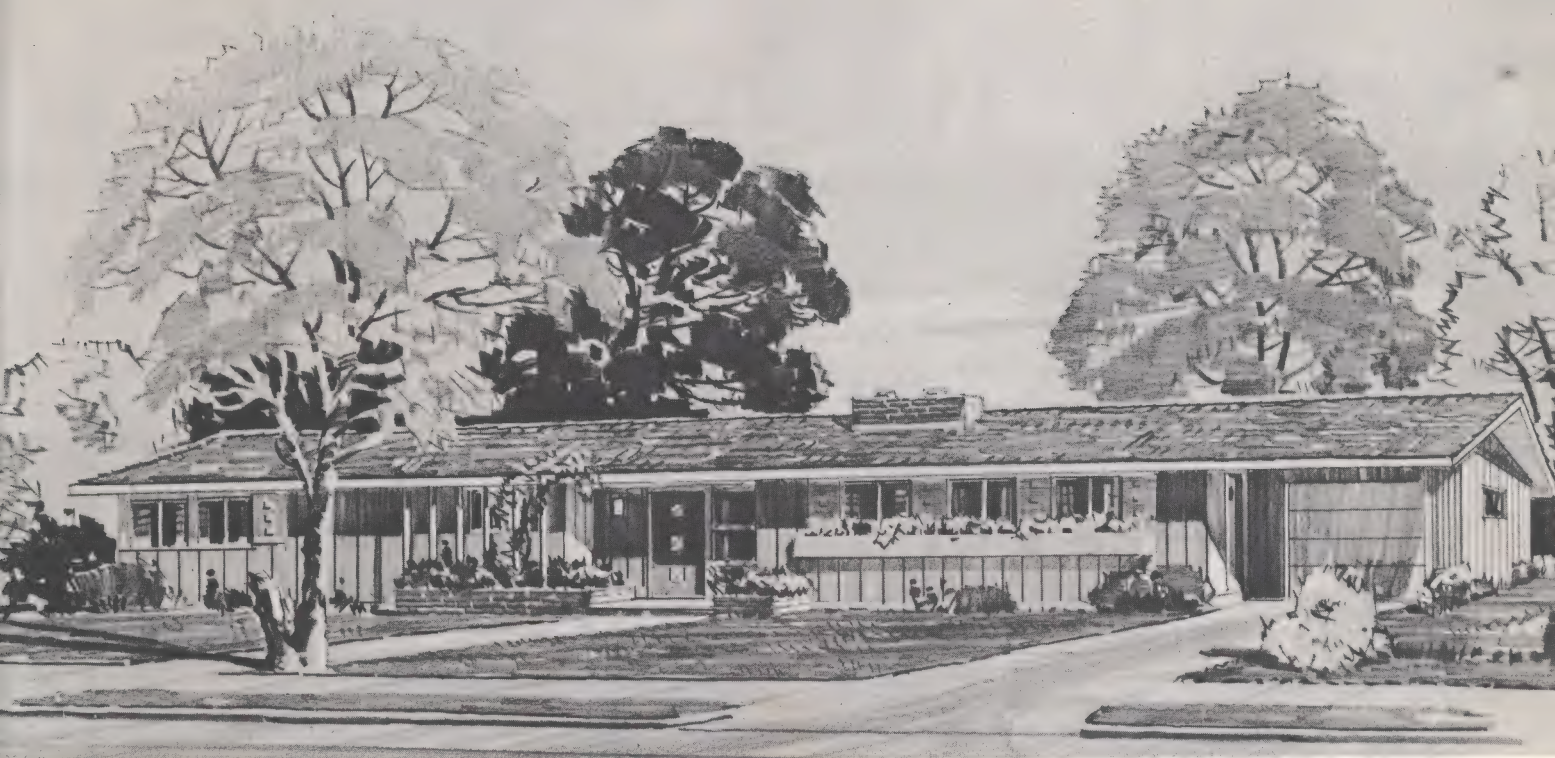
PLAN P-720 — House area 2,239 sq. ft. Judicious attention has been given here to a home's four basic living functions — sleeping, service, formal living and informal living (relaxation). Bedrooms are secluded, with luxurious bath facilities, extensive closet space and smart zoning. Living room and dining room have a total 31-foot length with attractive metal grille-divider. Kitchen and family room provide informal space of equal spaciousness.



serves the barbecue. Exceptionally well located lavatory serves the kitchen area and the outdoors. Cellar stair walls are opaque to borrow light for the hall. Third bedroom may double as a den with fold-away wall and bed. Ornamental iron gives the exterior an "old South" feeling.



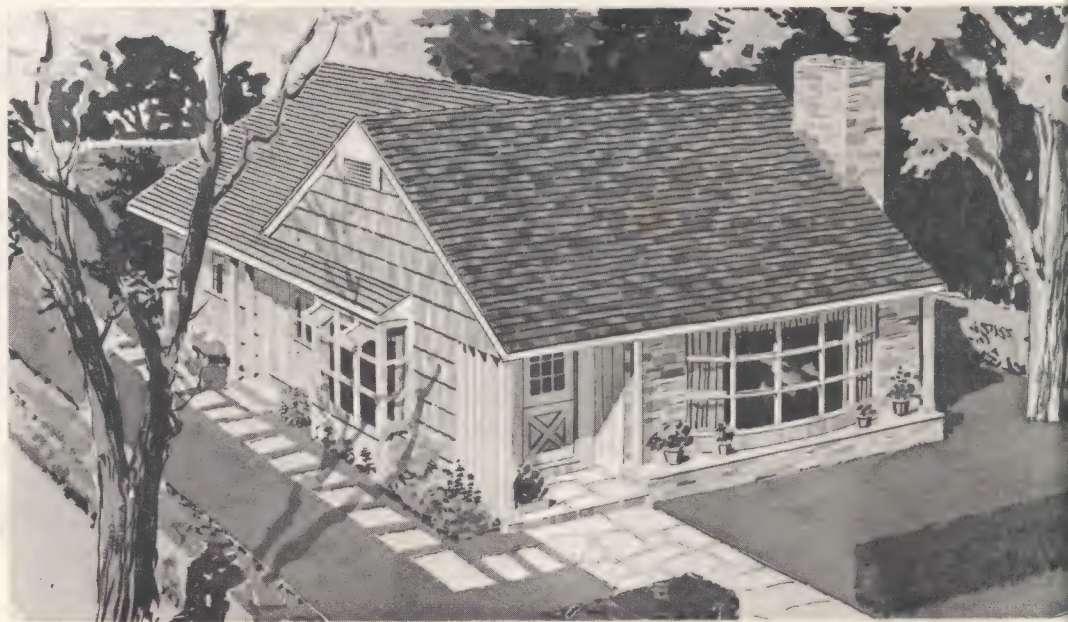
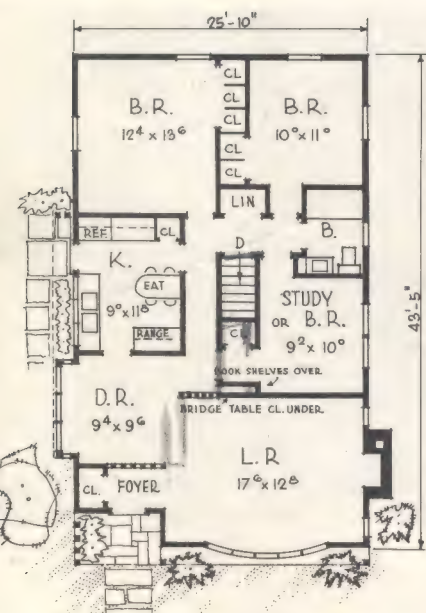
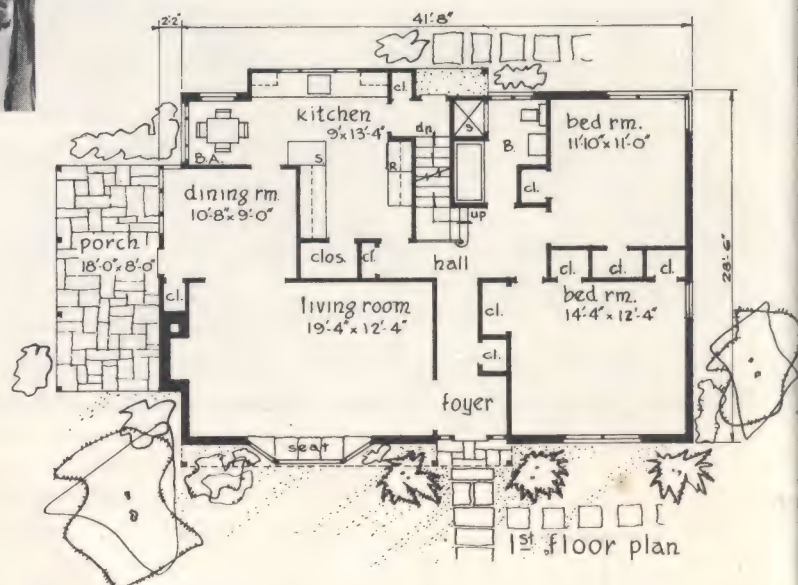
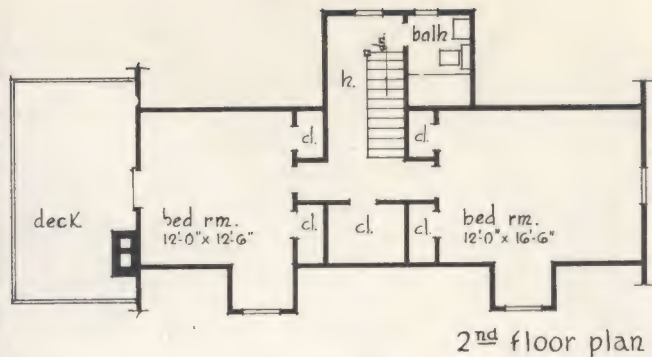
PLAN P-379 — House area 1,800 sq. ft. This luxury-sized one-story home includes, as just one dramatic feature, a double fireplace — one in a Dutch kitchen that can be closed off as a den. Other outstanding touches are the walk-in pantry, large master bedroom with private bath and shower, private terrace with access from both dining room and kitchen. Rear entry is convenient to basement, kitchen and bathroom. Big two-car garage gives impressive length to exterior.



PLAN P-546—area, 1492 sq. ft. Entrance foyer channels traffic direct to living room, bedrooms or kitchen. Spacious living-dining area is lined with sliding glass doors at the back, communicating with the big rear porch. Kitchen has absolutely everything, including good eating space and room for washer and dryer. Storage of every sort is on a lavish scale. All three bedrooms are good sized and well closeted, and the master room has its own bath and a closet-lined dressing room.

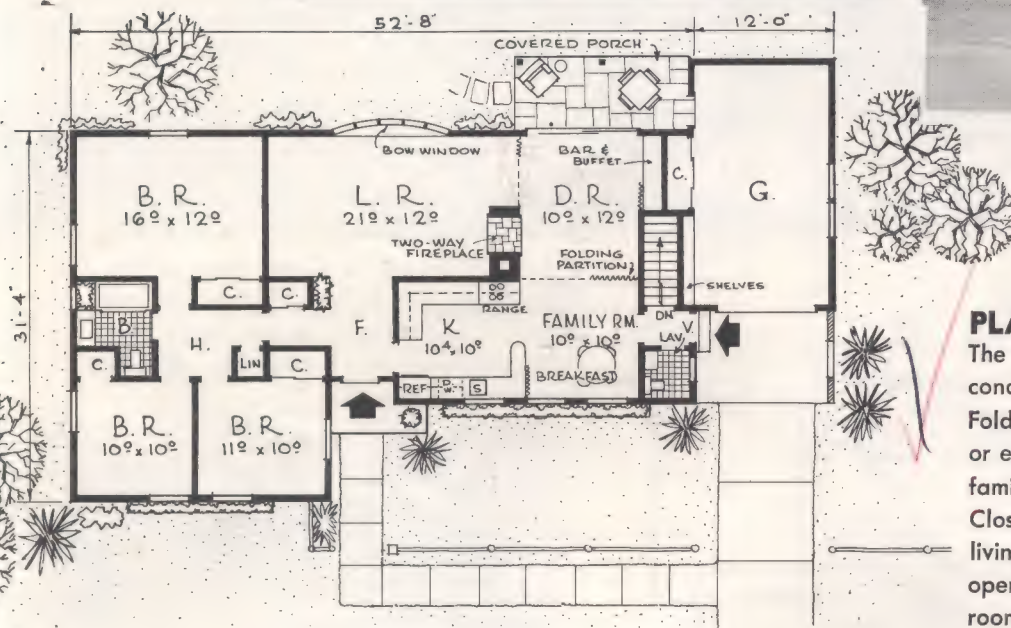


PLAN P-023 — House area 1,187 sq. ft., first floor; 604 sq. ft., second floor. Four big bedrooms and a maximum of livability are to be found in this 1½-story Colonial plan. Its basic rectangular shape and concentration of plumbing in one area permit great economy in construction, and brick veneer exterior means minimum maintenance. Dual-use porch structure accommodates a second-floor deck. There's wonderful circulation to all rooms from the foyer and center hall — and from the rear entry as well. A cozy corner in the kitchen area provides a separate breakfast nook.

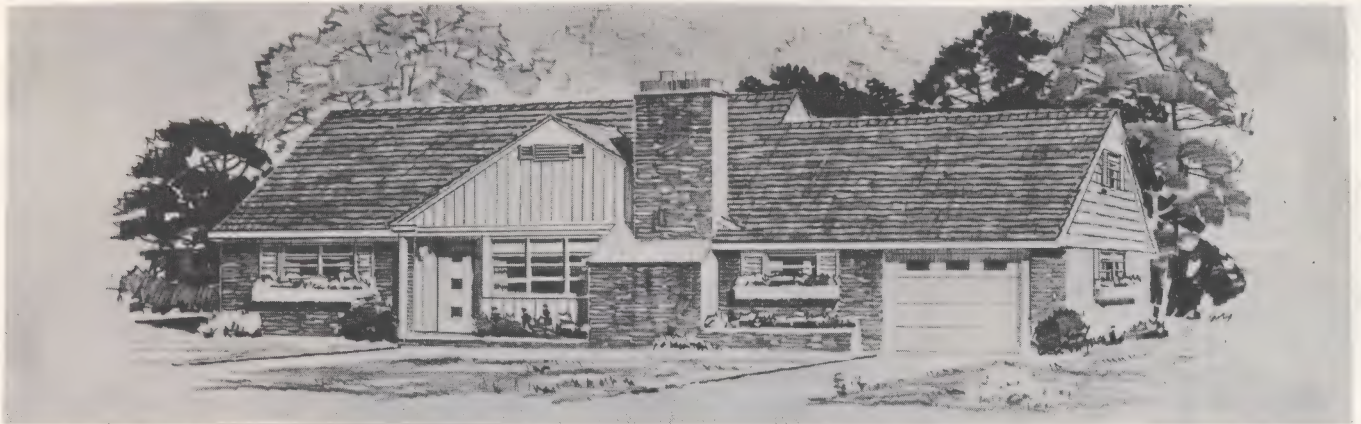


PLAN P-261 — House area 1,102 sq. ft. For the narrow lot, this charming one-story house fits the bill perfectly; it can be built on a plot as narrow as 45 feet. Even so, the exterior is exceptionally attractive, with bow window, recessed entry and vertical posts contributing to the picture. Inside, the open living-dining room plan utilizes the entire width of the house, but the dining room is offset so that it appears to be a separate room. Kitchen is efficient, includes a breakfast area — seldom found in so small a house. Dining room (drawing at right) has a big, cheerful bay window.



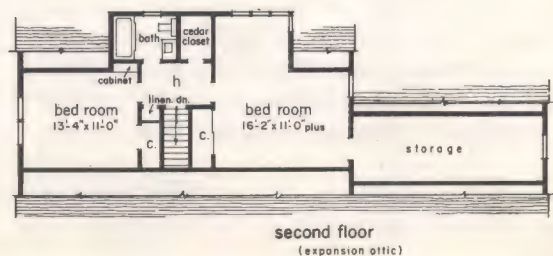
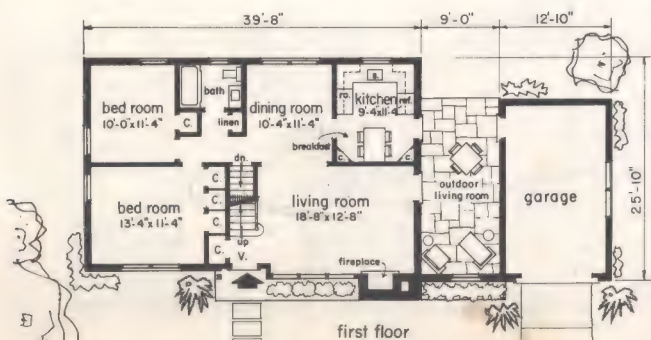


PLAN P-535 — House area 1,383 sq. ft. The "convertible" house adapts to changing conditions as easily as putting the top down. Folding partitions permit rooms to be open or enclosed. If open, then the living, dining, family and kitchen are all one big area. Close one partition and you have an open living-dining room. Close the other for an open dining-family room. Close both and the rooms are divided for multiple occupancy.



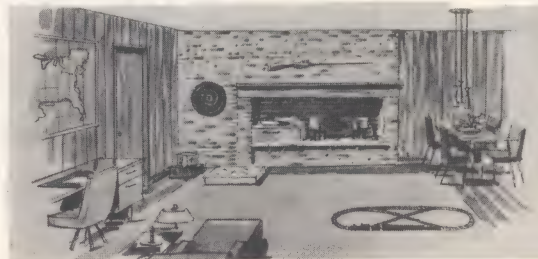
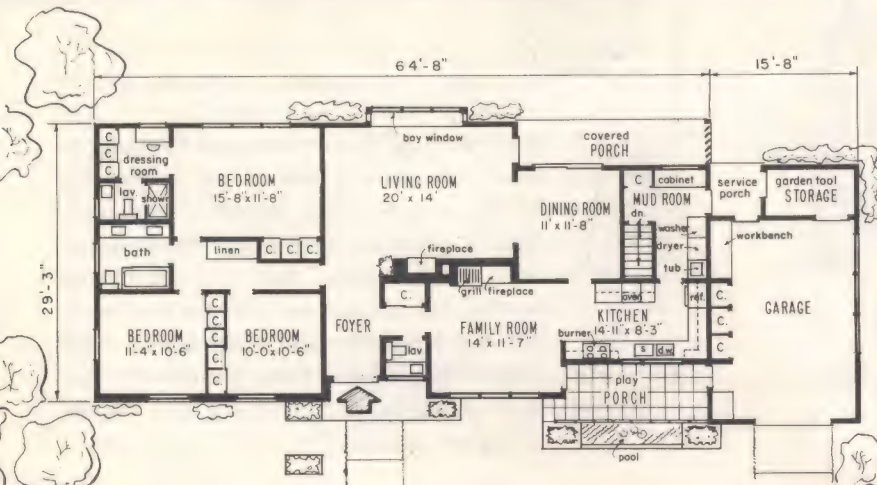
PLAN P-542 — House area 990 sq. ft., first floor; 599 sq. ft., second floor. Here is maximum comfort and livable space compacted into a modest-sized home with big bedroom expansion possibilities. Build the first floor first, finish the second when needed.

Breezeway is closed off to give the home a much longer look. Front gable enhances exterior. Outdoor living area is accessible to both the kitchen and living room. U-shaped kitchen is a step-saver.

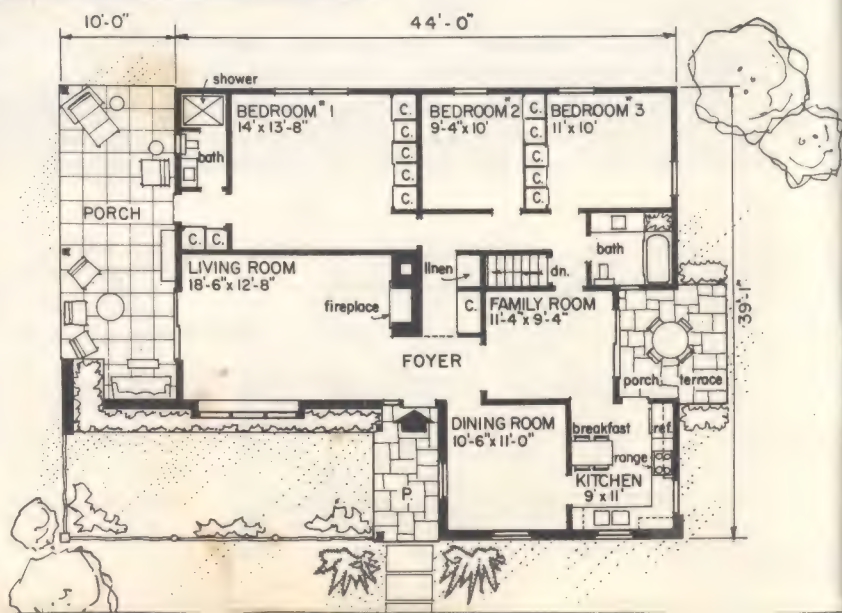


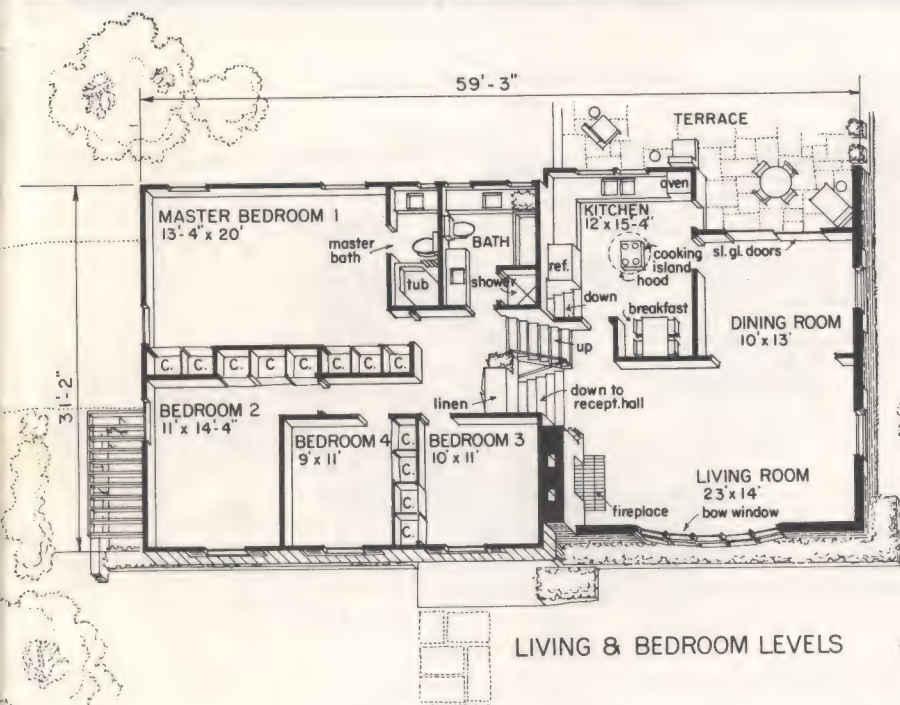


PLAN P-576 — House area 1,729 sq. ft. Efficiency for the home-keeper — that's the aim of this good-sized one-story design. Dirt-tracking is kept to a minimum by lack of cross traffic, covered service porch, mud-room, wash-up tub in laundry, covered entrance from garage.

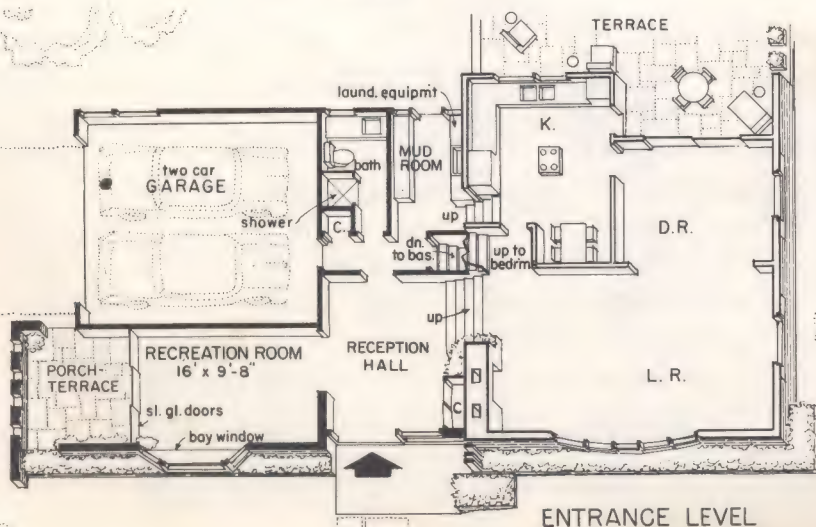


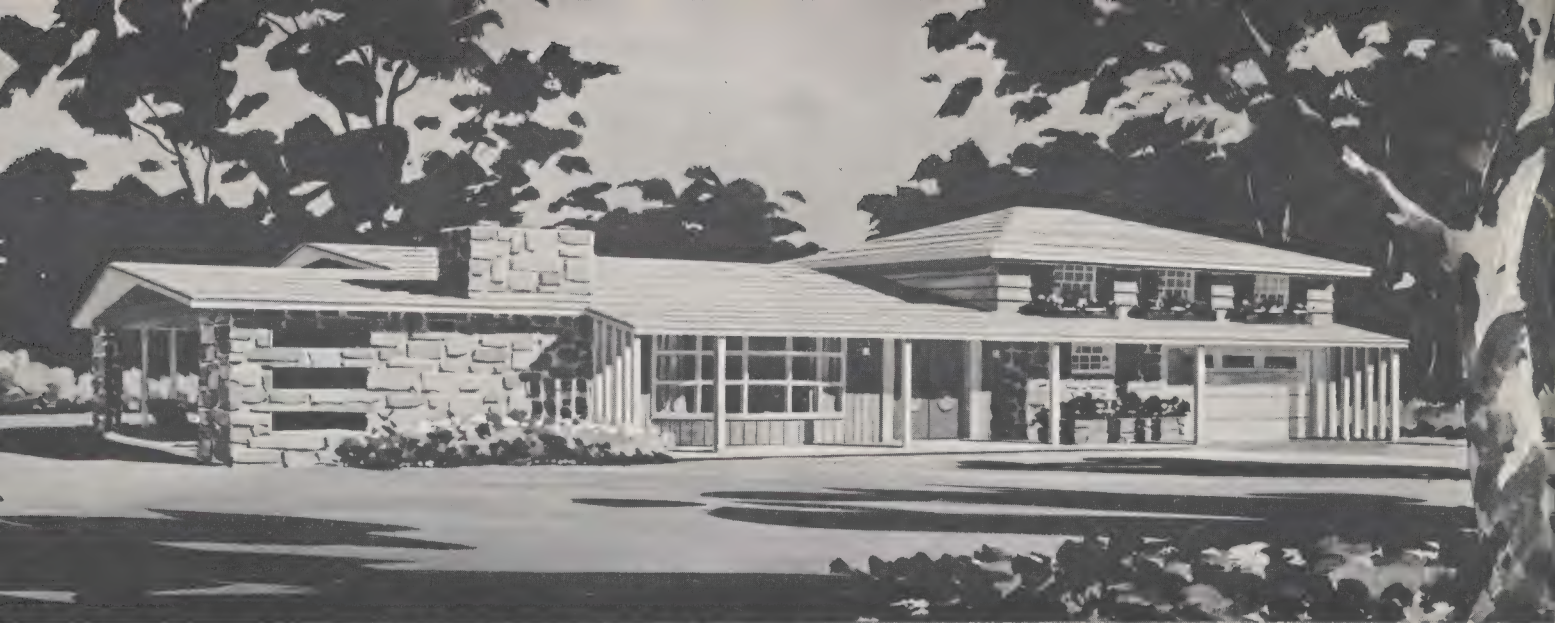
PLAN P-600 — House area 1,389 sq. ft. There are many unique features here. Dining room and kitchen in forward wing separates service area from living and sleeping zones. Family room is accessible from both front and side of house. Set-in porch is private. Bedrooms are in-line across rear for privacy and to eliminate street noise. Private master bath is well located for bedroom and porch. Fireplace forms divider for hall to bedrooms. Entire front of exterior is of maintenance-free brick veneer.





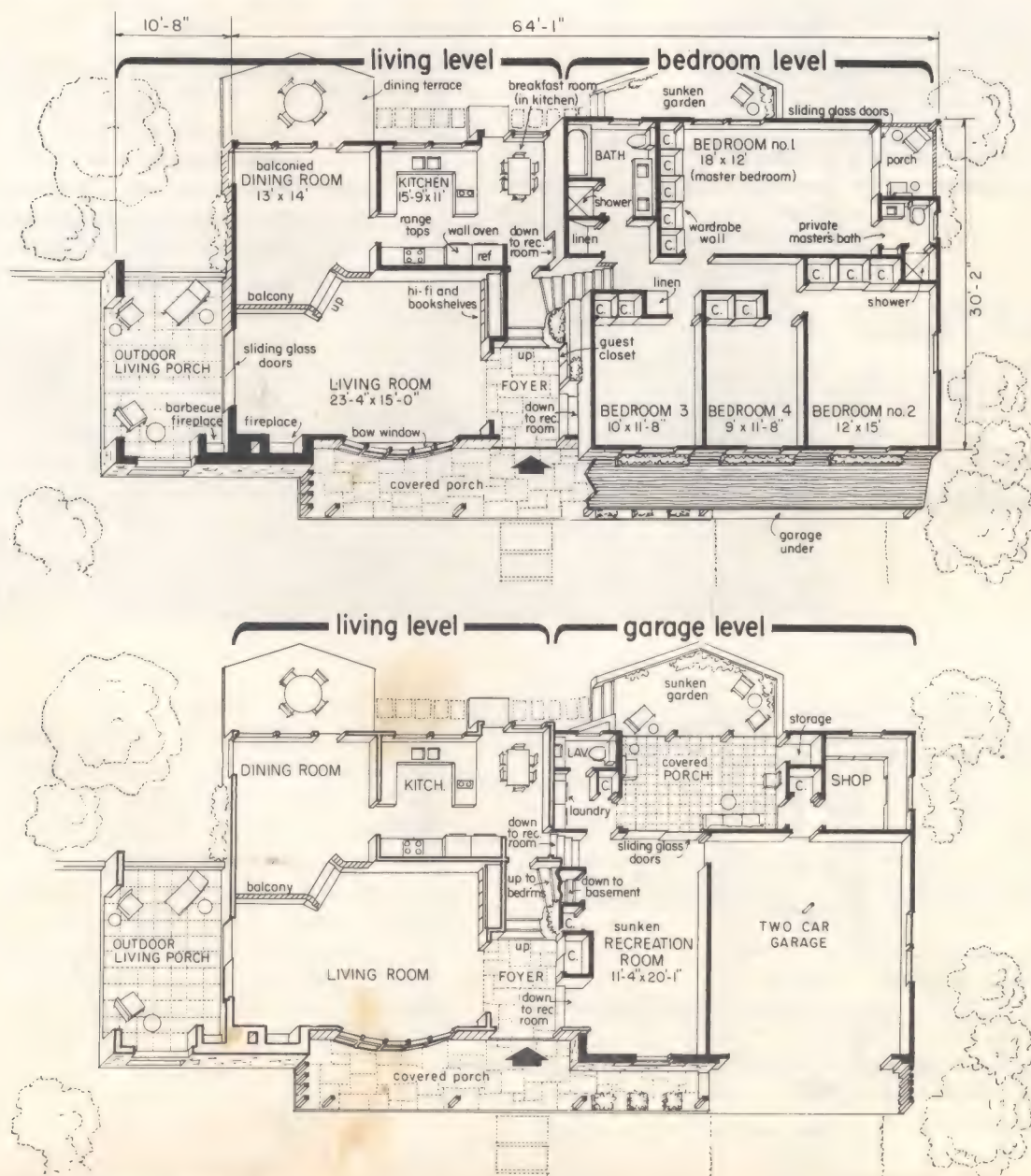
PLAN P-653 — House area 1,762 sq. ft. (living and bedroom levels). This four-bedroom, side-to-side split-level home includes many wonderful design features for the big and active family. The 23-foot living room has a big fireplace and bow window. Dining room leads to outdoor living terrace through sliding glass doors. Kitchen includes a unique cooking island, with a hood over it, that adds to convenience in meal preparation and serving. The master bedroom is unusually large, has a private bath and generous closet space. Big foyer is on grade level, provides excellent circulation to all areas. Recreation room adjoins (through sliding glass doors) a handy porch-terrace.

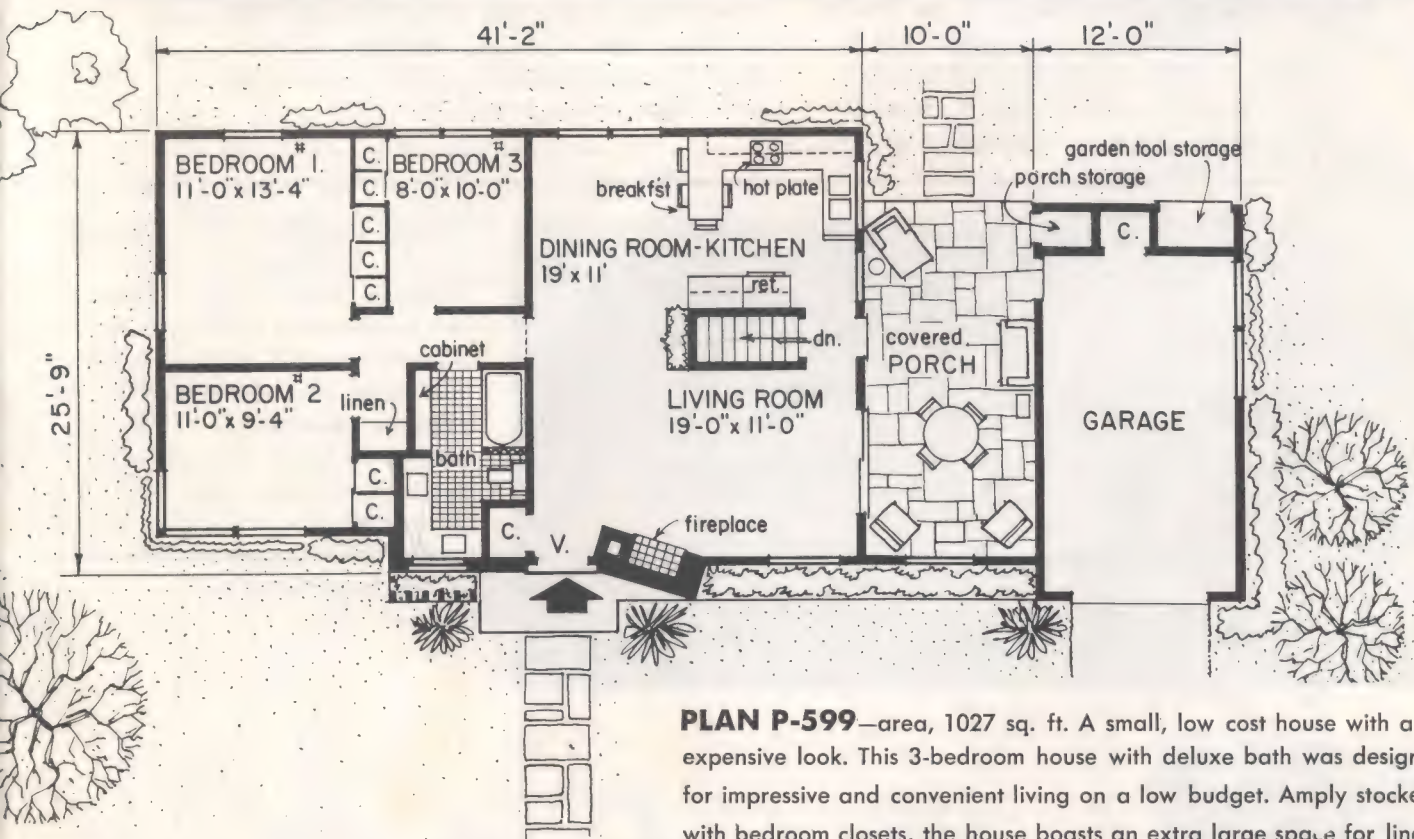




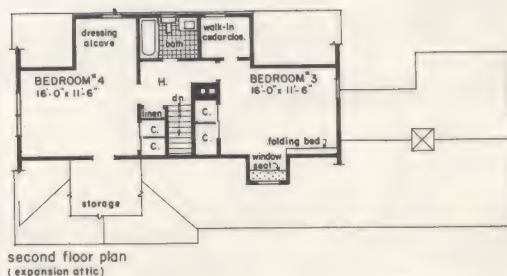
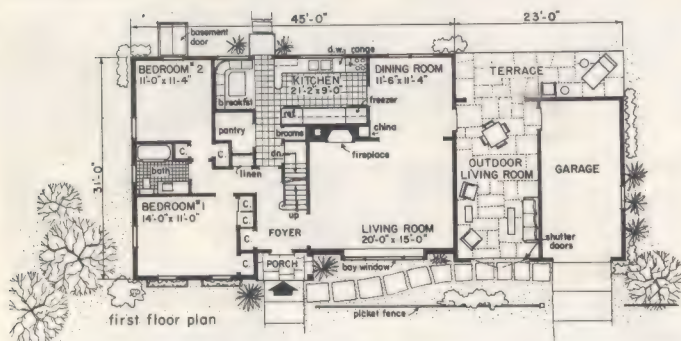
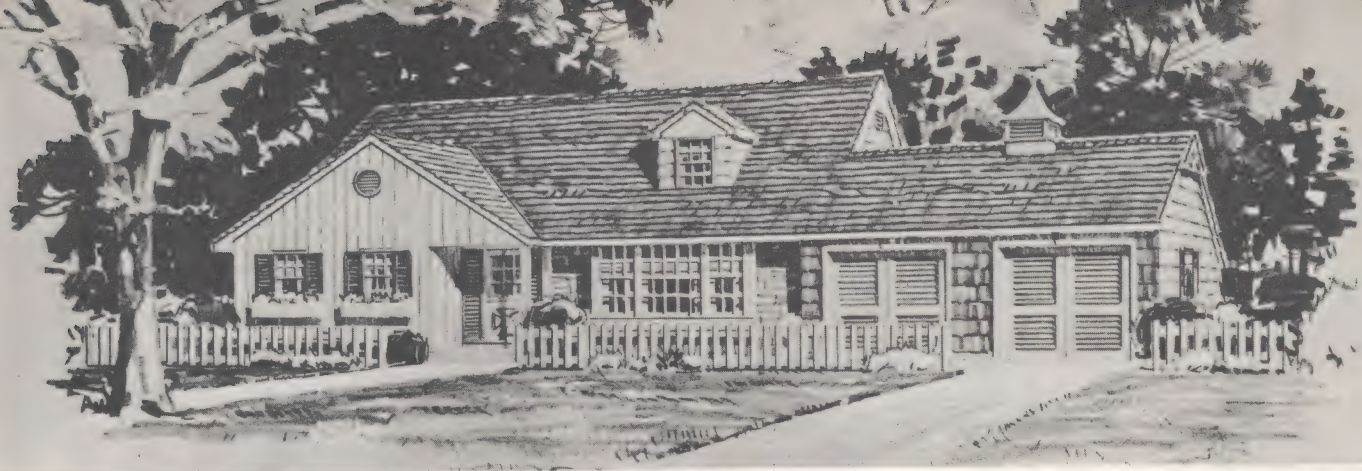
PLAN P-727 — House area 1,805 sq. ft. (living and bedroom levels). Rugged and handsome on the outside, dramatically different on the inside — that's the story of this five-level, eight-room house. Foyer is slightly above grade, with living room on same level; recreation room is down two steps; kitchen-dining room area up three steps, and bedrooms are

over recreation room level. Dining room gives a balcony effect, overlooking the living room. Recessed porch and sunken garden give unusual interest to the recreation area. Master bedroom is enormous, has a wardrobe wall, private bath and private porch. Hall bath is designed for multiple use.





PLAN P-599—area, 1027 sq. ft. A small, low cost house with a large expensive look. This 3-bedroom house with deluxe bath was designed for impressive and convenient living on a low budget. Ample stocked with bedroom closets, the house boasts an extra large space for linen storage, generous cabinet space for bathroom essentials, plus three different kinds of storage space at rear of garage. Indoor-outdoor living is a feature of this design whereby these two areas are separated only by aluminum framed glass sliding doors between living room and covered porch. Meals from kitchen to outdoor living are conveniently served through the kitchen door. The handsome exterior consists of low cost vertical boards, an impressive brick chimney, and wood vertical louvers.



PLAN P-621 — House area 1,221 sq. ft., first floor; 730 sq. ft., second floor. As the family grows, so can this house. Second floor may be left unfinished until four bedrooms and two baths are required. Outdoor living room is unique for Cape Cod design, but with the garage it greatly

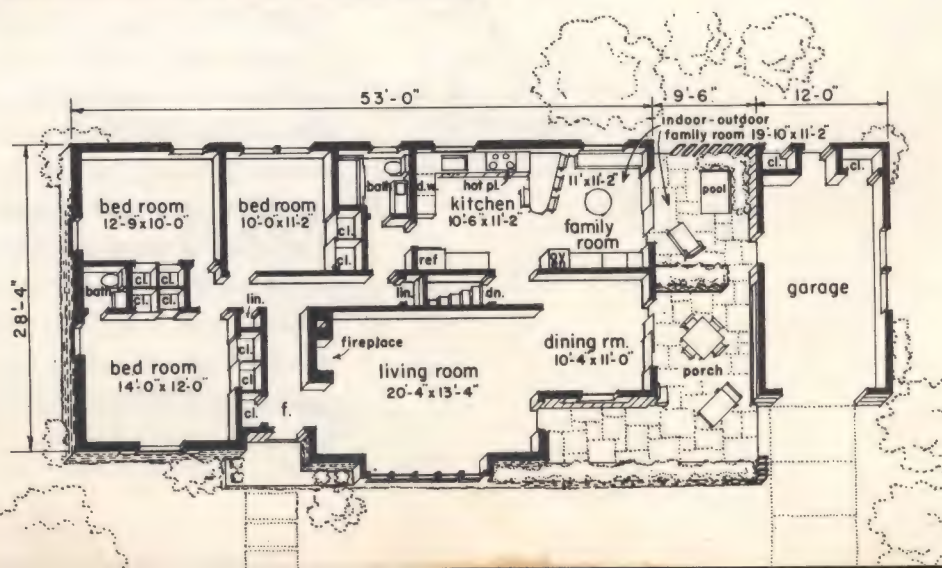
enhances the exterior appearance. Large front foyer allows for unusually good traffic circulation. Kitchen is big, zoned for maximum efficiency. Note the dressing alcove, walk-in cedar closet and window seat in second floor rooms.



PLAN P-498 — House area 1,482 sq. ft. Indoor-outdoor living, with maximum privacy, is the keynote of this medium-sized one-story home. An L-shaped covered porch serves both the living and dining rooms. An adjacent, more private outdoor area extends the family room space. Grouping of rooms around the front foyer gives ready access to all areas without cross traffic. Largest bedroom has a private lavatory.

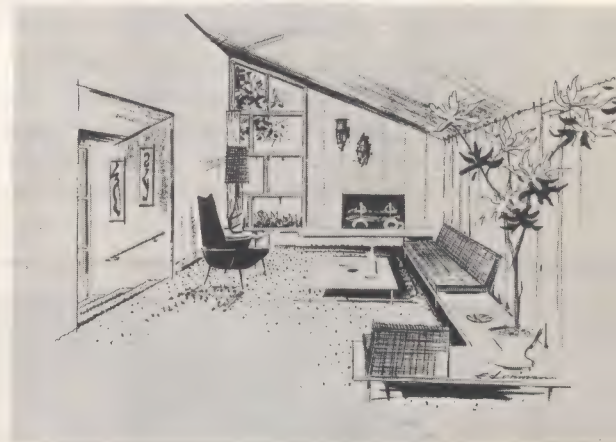


Family room looks out on its delightful outdoor counterpart.

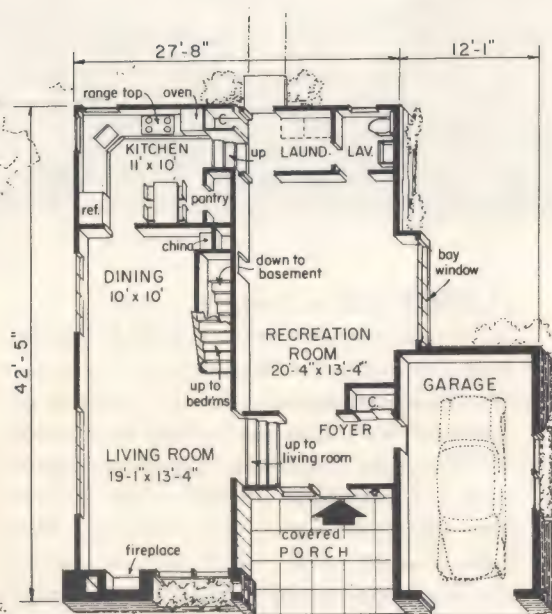




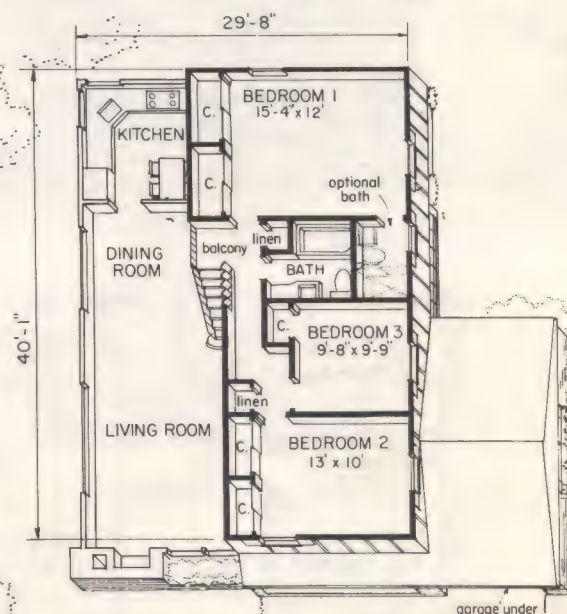
PLAN P-707 — House area 1,199 sq. ft. (living and bedroom levels). Ordinarily, a split-level of sizable proportions requires a wider lot — but not this smart design. Without garage, it can fit easily on a 50-foot lot, giving the city family the opportunity for suburban ease. Living and dining room are a 29-foot open area. Efficient kitchen includes breakfast space, storage pantry. Balcony-type stairway leads to three bedrooms, all with big closets, and a possible two baths.



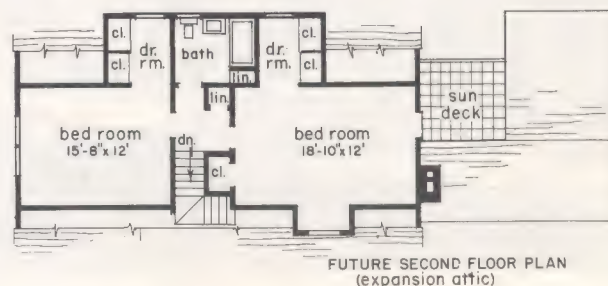
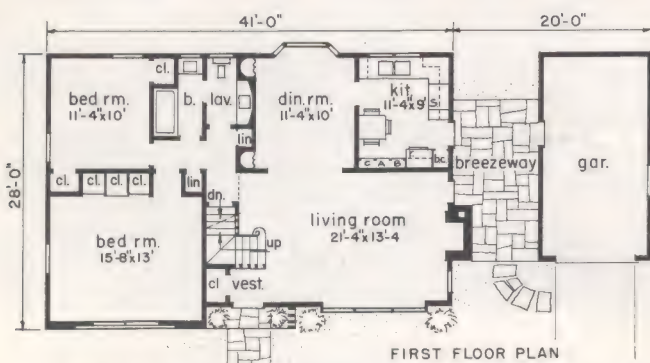
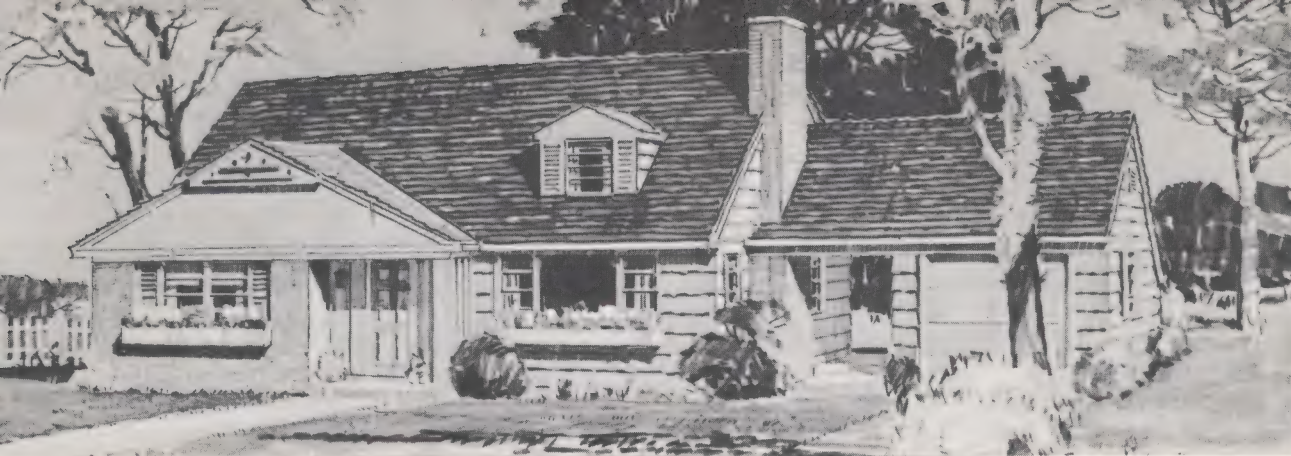
Studio-type window and sleek fireplace add dramatic effect to the living room.



LIVING LEVELS

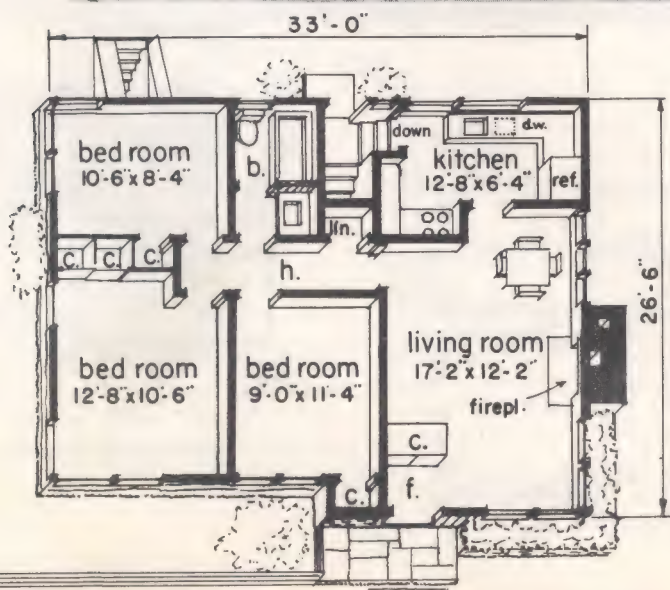


BEDROOM LEVEL

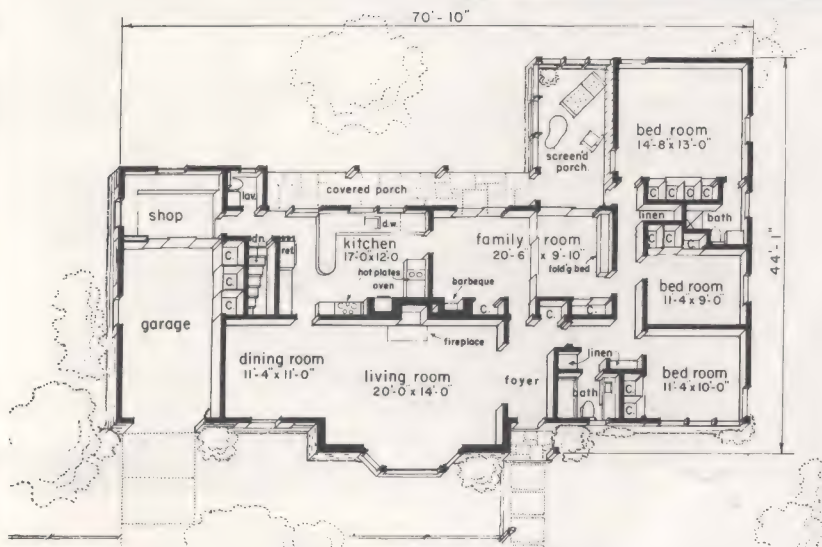
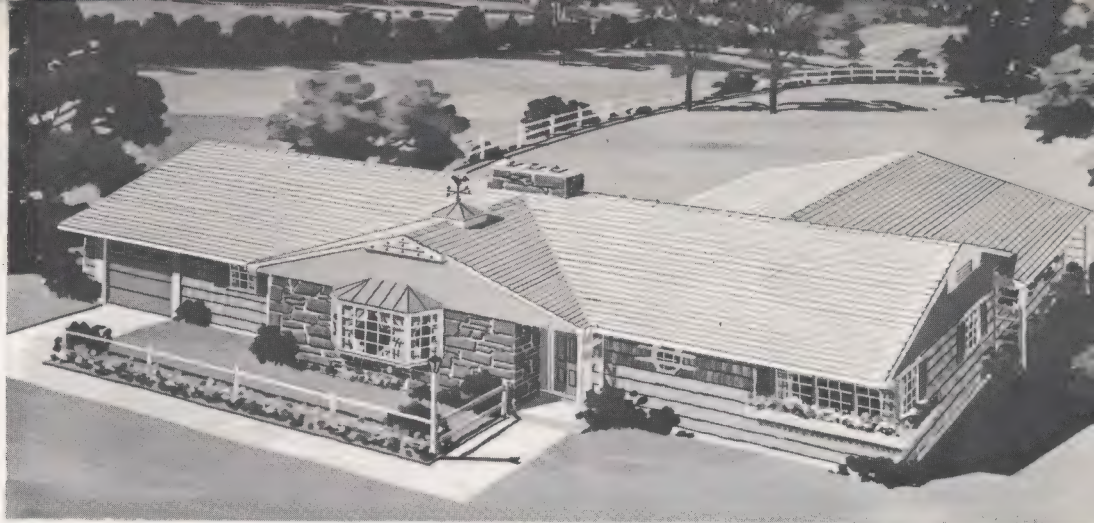


PLAN P-217 — House area 1,103 sq. ft. first floor; 647 sq. ft. second floor. For its modest size, this economical expansion house has hard-to-believe roominess and livability. A minimum building budget will finish the first floor, then the second can be taken care of later. Split bath on the first floor allows for double

use. The big dining room has unique china cabinets and an attractive bay window of its own. The plan for the expansion space calls for a private sun deck off the largest bedroom. Garage and breezeway give the home a long, luxury look.



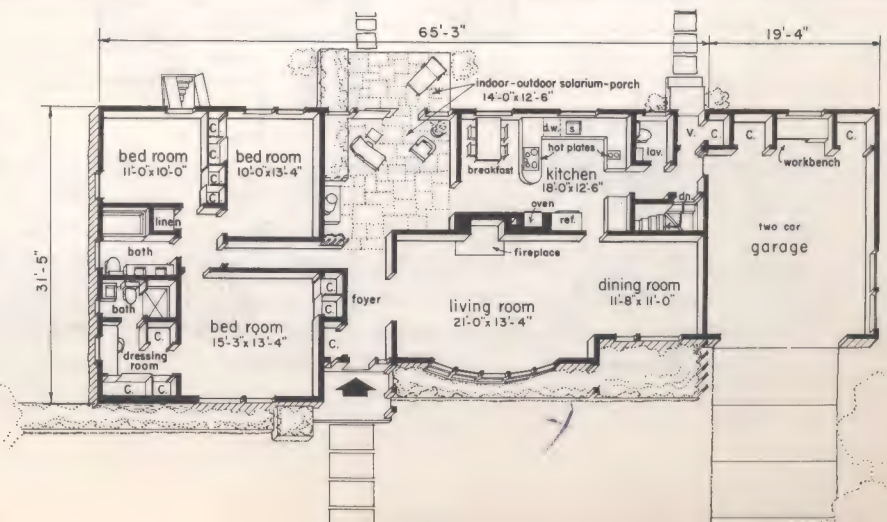
PLAN P-238 — House area 840 sq. ft. A growing family with small income will find a dream come true in this friendly and compact three-bedroom, one-story home. With a full basement, it provides big livability for the least possible dollar investment. The warm appearance of a cottage is created by use of stone, plant boxes and wide gable overhang. Bath-room is designed for dual use, with a door dividing it into two parts. Each room throughout has big windows. Kitchen is roomy, designed for efficiency.



PLAN P-497 — House area 1,770 sq. ft. Indoor-outdoor family living is at the rear of this unusual home for maximum privacy and enjoyment. Family room, partitioned by sliding doors, and porches create ideal fun-time setting. Three bedrooms have great privacy, extensive closets and bathroom facilities. Bay window and gable roof at the front give the home a distinctive and dramatic appearance. Workshop at rear of garage is convenient to basement and outdoors. Note well-located lavatory.



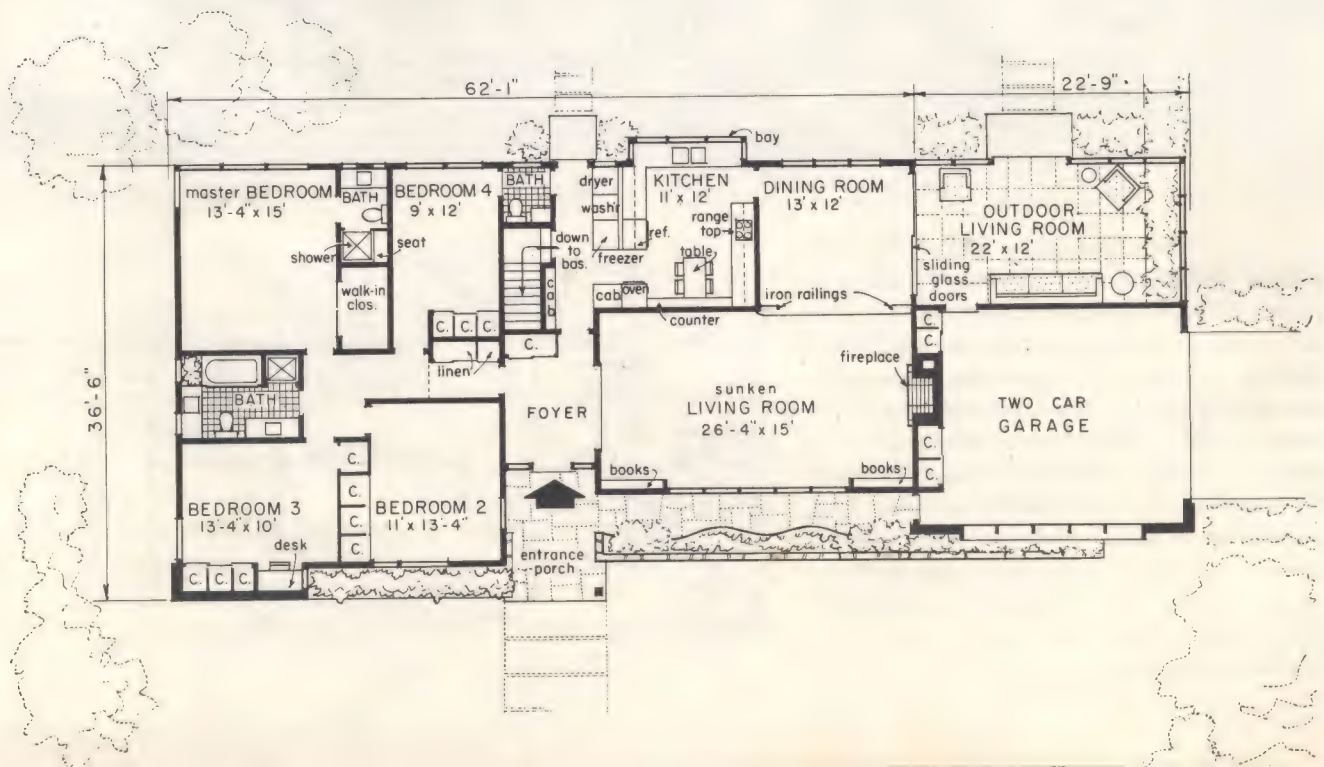
PLAN P-555 — House area 1,823 sq. ft. Living, sleeping and service areas are clearly divided here for privacy and efficient circulation. Indoor-outdoor solarium is dramatic, helps separate the areas — and provides unusual dining or party possibilities. Kitchen is big, efficiently arranged. The 2½ baths are well-located for economy and convenience. Two-car garage includes workbench, storage closets. Bow window, big fireplace add glamor to living room. Exterior is trim, low.

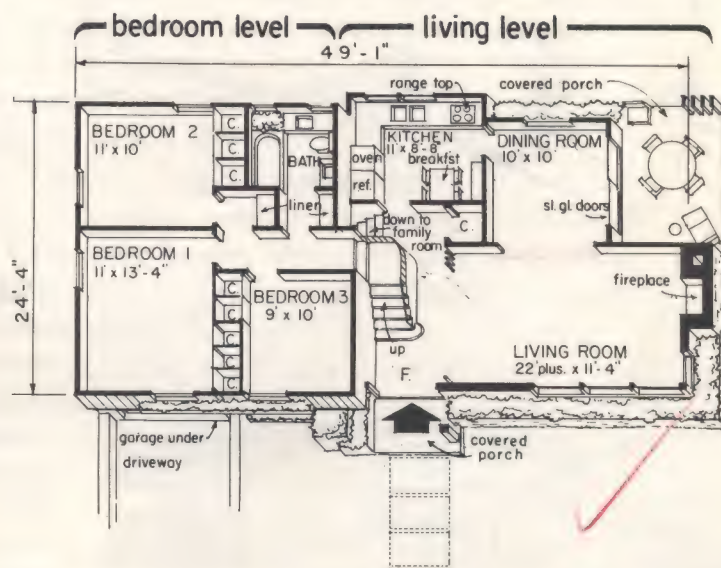
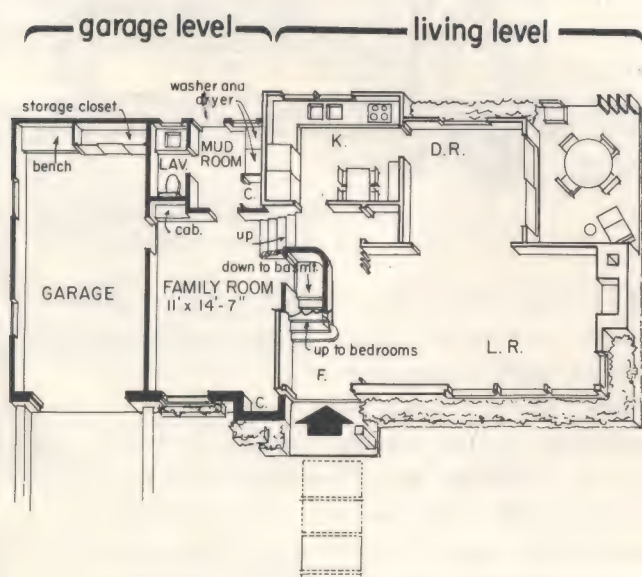




PLAN P-701 — House area 1,916 sq. ft. Luxury-sized ranch house has four bedrooms, 2½ baths and elegant livability in every area. Big front-entrance foyer serves as major traffic hub. A seven-foot arch leads to the immense living room, which is sunken one step to add even more grandeur. Kitchen at rear is also planned on a grand scale, with tremendous cabinet and counter space. The adjoining laundry and lavatory is

separated by a low partition. Side wall of the dining room is made up of large sliding glass doors leading to the secluded outdoor living porch. The four bedrooms are in a wing by themselves for maximum privacy and are served by 2½ baths (the lavatory is shared by bedroom 4 and the service area). Accentuation of horizontal lines creates long, low exterior look.



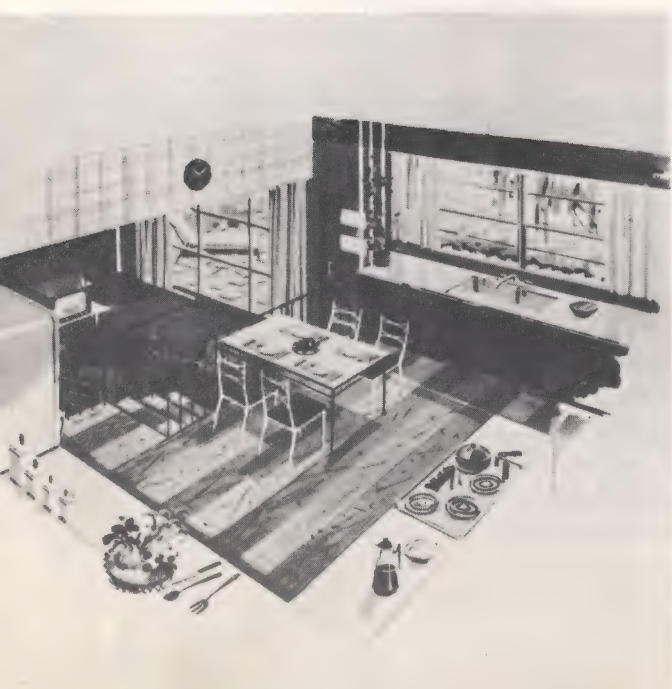
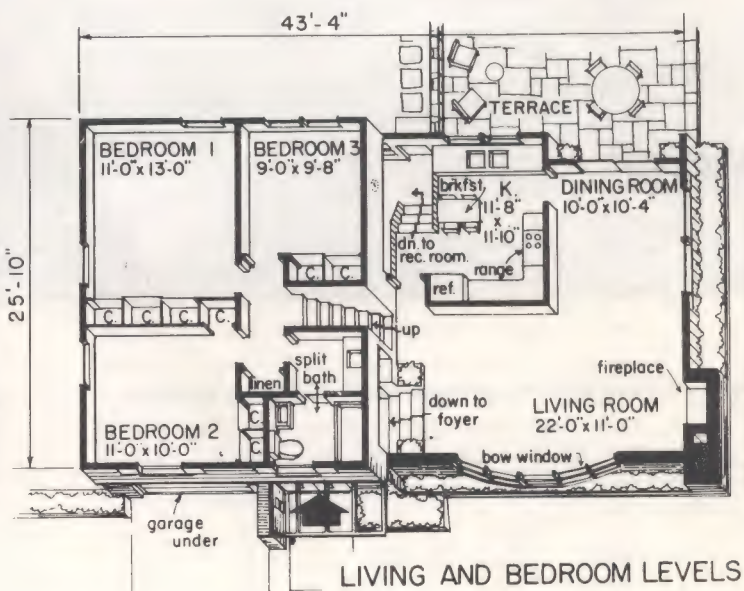
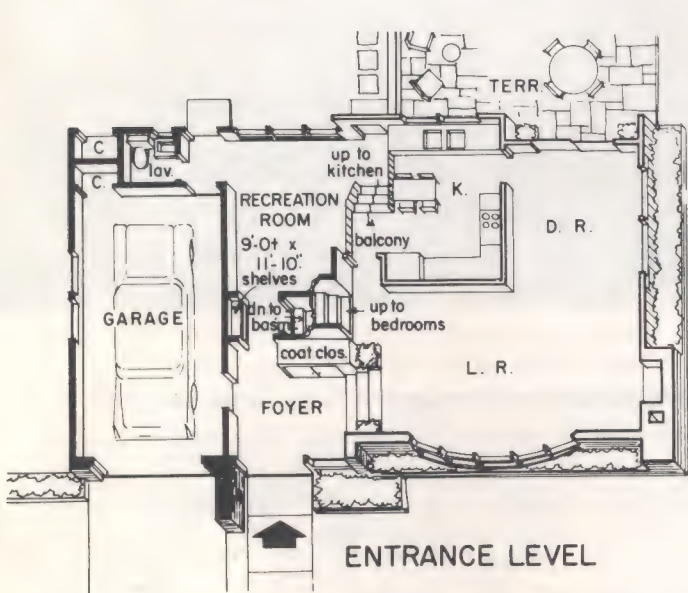


PLAN P-704 — House area 1,108 sq. ft. (living and bedroom levels). It's within the financial reach of families of modest means, but this beautiful split-level design offers all the livability, space, efficiency and comfort of a much larger home. Moreover, the exterior design makes it appear much larger than it actually is. Double front entry doors open to a foyer that is naturally lighted from the angled

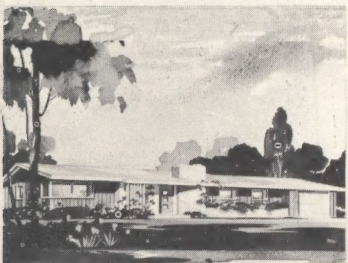
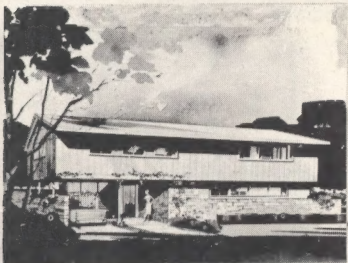
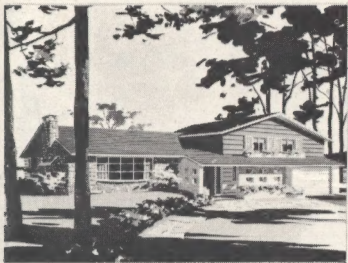
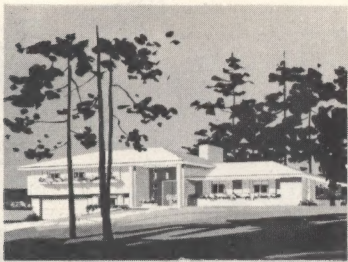
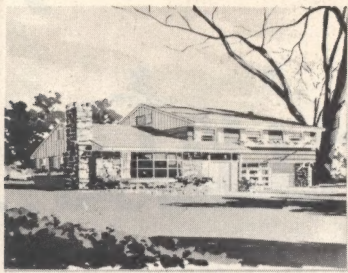
transom above the door. Balcony-type curved stairway leads to the bedroom area and provides glamorous decorative accent for the living room. Offset dining room makes space for a comfortable covered porch, accessible through sliding glass doors. Kitchen is projected to the rear to add space to this very well-designed area.



THIS HOME was so popular throughout the nation, it was chosen to be built as a Home Show Exhibit in a large midwest city.



PLAN P-611—area 1064 sq. ft. on living and bedroom levels. Here is the most house for your money. A leading architectural magazine made a study of house construction costs and found that the split-level offered the most livability per dollar. Carefully review this charming, extremely compact, low-cost home and see for yourself the "bonus" features that will be yours . . . a garage with direct access to house—a lavatory on the ground floor for ease in clean-up from outdoors, garage and basement—a recreation room with full height windows for light and ventilation with direct access to outdoors—a basement of a sensible size to suit all needs—a luxury-sized front entrance foyer—zoned living that provides work, play, relaxing and sleeping areas with their own separate levels—dramatic balcony at kitchen (see architect's sketch)—three full sized bedrooms—a 22 foot living room and scores of other features.



The following pages describe in detail all the material offered for the construction of any of the homes featured in this book.

Normally, the cost of preparing only the blueprints (working drawings) and specifications for a special single residence runs between 5% and 8% of the final cost of the building. In the case of a development of houses, this cost is divided amongst the number of homes built from the same house design. Similarly, the initial costs of blueprints (working drawings) and specifications of the houses presented by Homemaster in this book are divided amongst a number of homes to be built, thereby affording a tremendous saving and providing an invaluable service.

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2. A virtually custom-designed house . . . inasmuch as it is a plan of your own choosing and its duplicate may be hundreds of miles away — this, in contrast to a development where your next-door neighbor's house is most often exactly like yours.



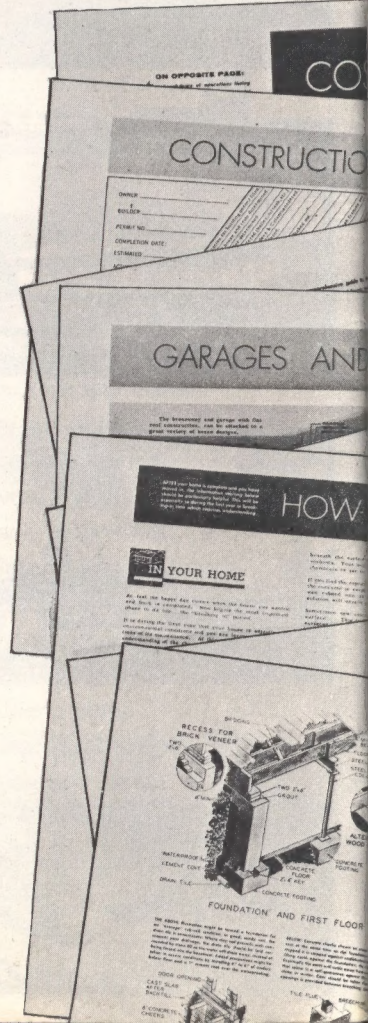
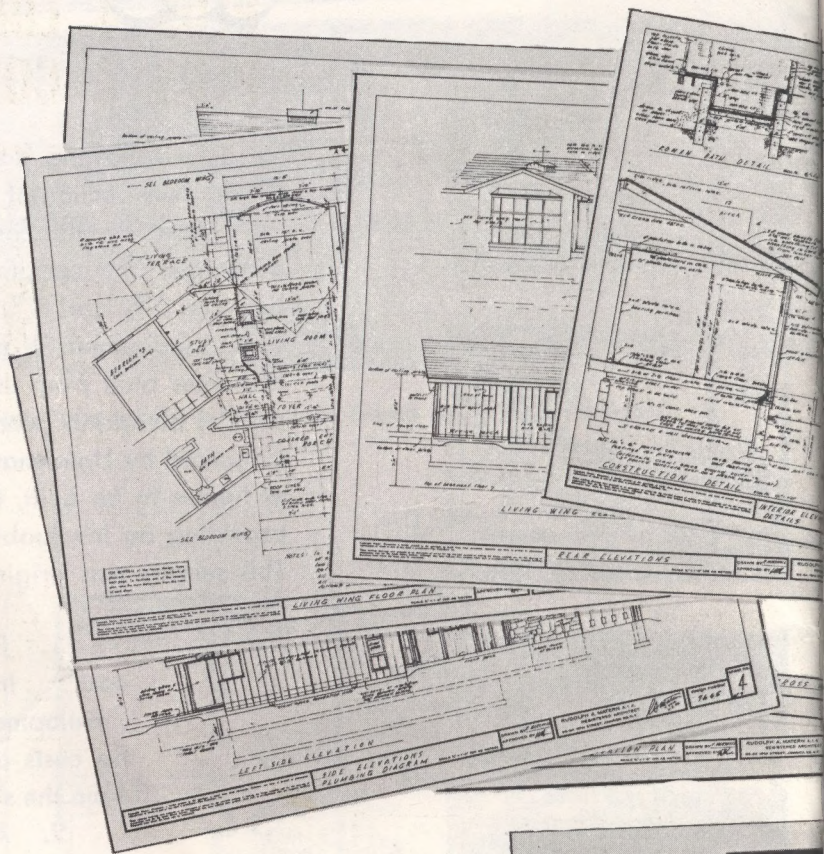
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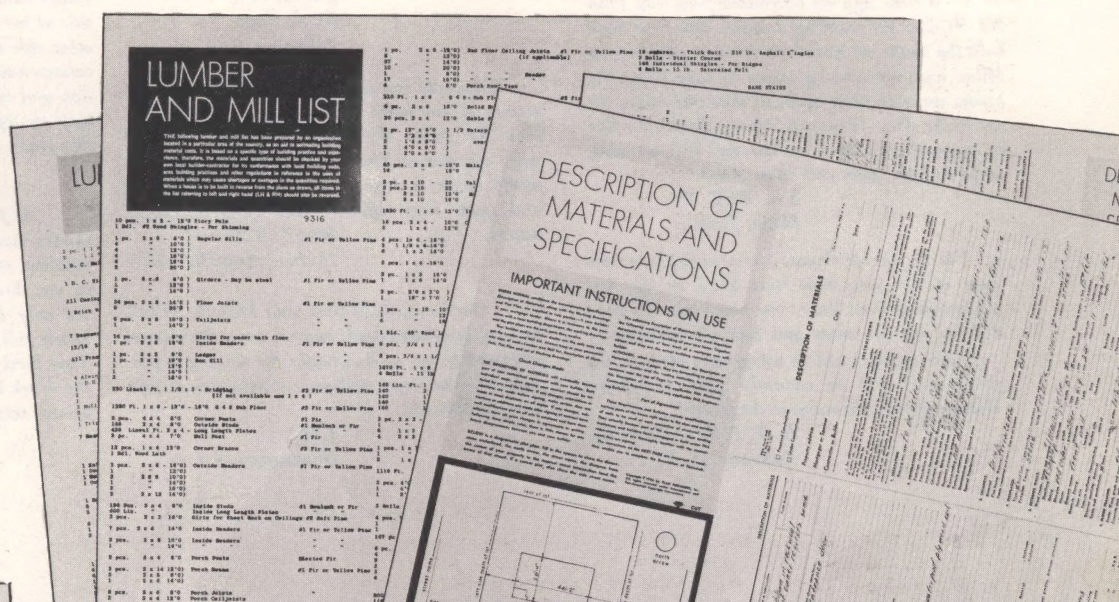
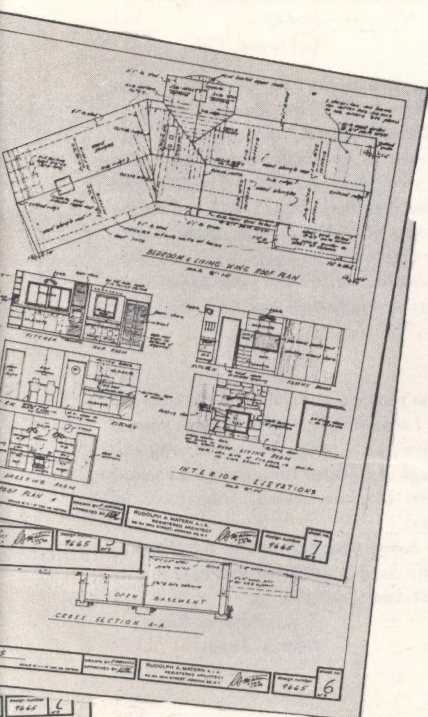
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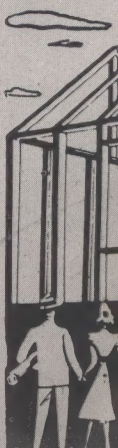
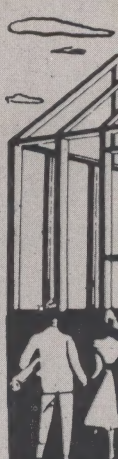
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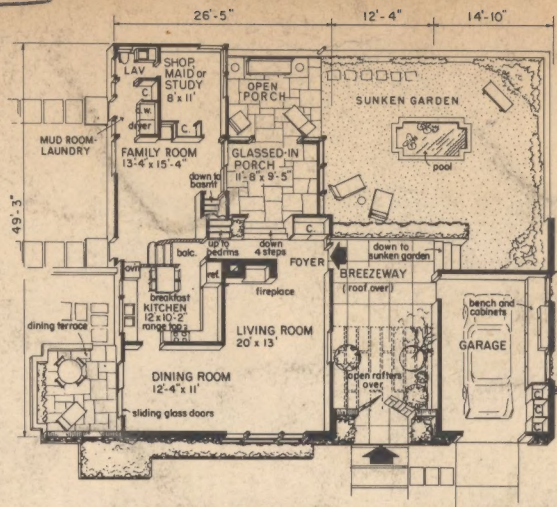
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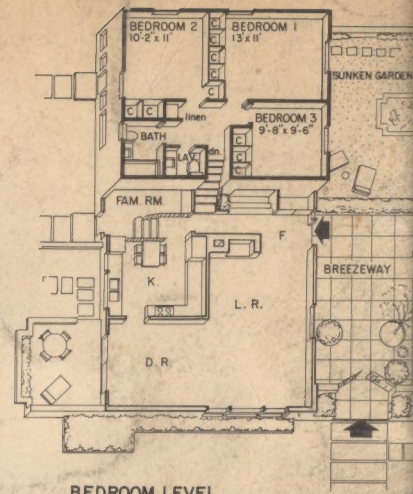
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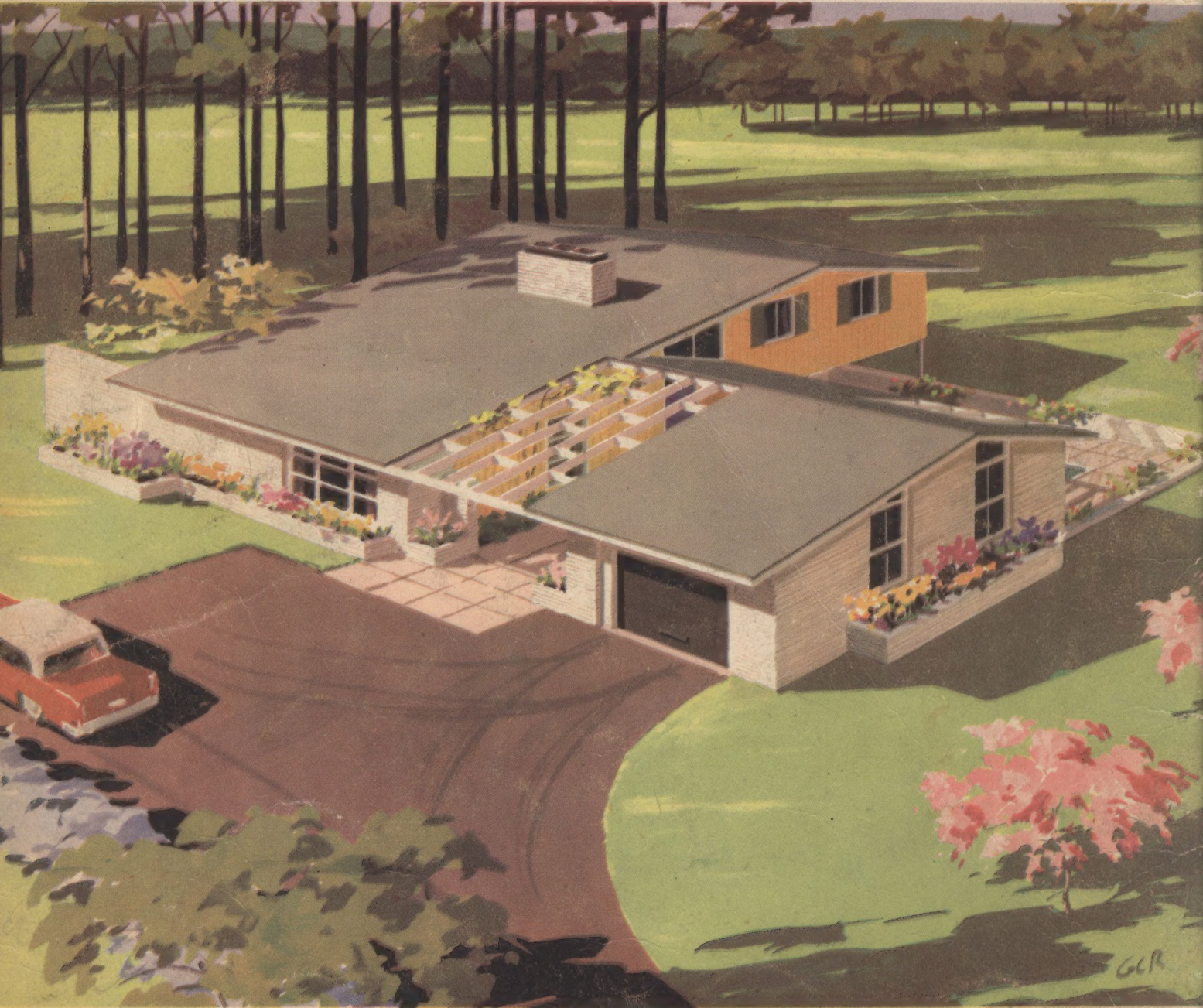
PLAN P-649 — 1,282 sq. ft. (living and bedroom levels). Here's something new in the highly popular split-level design. It's split front-to-back with the lowest portion at the front for a "ranch" appearance. Garage makes greater length, provides open court as entrance to front door and helps enclose a wonderful outdoor living area. Sunken garden may be reached either from the front gates or the family room through the glassed-in porch.



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